

# \$549,900 - 392 Waddington Drive, Kamloops

MLS® #10363524

**\$549,900**

3 Bedroom, 2.00 Bathroom, 1,834 sqft

Single Family on 0.08 Acres

Sahali, Kamloops, British Columbia

Location, layout & price—this home has it all! Situated in Upper Sahali, close to schools, parks, hiking trails, and minutes from Kamloops's™ best shopping. The property offers ample front parking and just a few steps to the entrance door for easy access to main floor living. Inside, hardwood floors flow through the main living areas, with a spacious living room opening to the kitchen and dining space. The kitchen features shaker cabinets, a tile backsplash, and plenty of natural light. The main floor is complete with two bedrooms and a 4pc bath. Downstairs offers extra living space or in-law suite potential with side entry access. This level includes a very large third bedroom with room for a sitting area, plus on this level a rec/family room, laundry, and a 2pc bath. A highlight of the home is the sundeck with incredible city, mountain, and river views plus a gazebo for seasonal use. Updates include roof (2017), HWT (2023), furnace (2012), and rebuilt deck. A removable ramp provides easy backyard access where two large sheds await your toys. A fantastic option for families, outdoor enthusiasts, or anyone seeking comfort and convenience in a prime location. (id:6289)

Built in 1975

## Essential Information

Listing # 10363524

Price \$549,900



Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,834
Acres	0.08
Year Built	1975
Type	Single Family
Sub-Type	Freehold
Style	Ranch

### Community Information

Address	392 Waddington Drive
Subdivision	Sahali
City	Kamloops
Province	British Columbia
Postal Code	V2E1M5

### Amenities

Amenities	Public Transit, Recreation, Schools, Shopping
Features	Balcony
Parking Spaces	3
Parking	Additional Parking
View	City view, River view, Mountain view

### Interior

Appliances	Refrigerator, Dishwasher, Range - Electric, Microwave, Washer & Dryer
Heating	Forced air, See remarks
# of Stories	2

### Exterior

Exterior	Stucco, Vinyl siding
Roof	Asphalt shingle

### Additional Information

Zoning	Residential
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### Listing Details

Listing Office	eXp Realty (Kamloops)
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