

# \$934,900 - 2209 Saddleback Drive, Kamloops

MLS® #10364200

**\$934,900**

5 Bedroom, 3.00 Bathroom, 2,927 sqft

Single Family on 0.12 Acres

Batchelor Heights, Kamloops, British Columbia

Welcome to this family friendly home in the community of Batchelor Heights. This spacious property offers a self-contained 2-bedroom suite, making it ideal for extended family or as a mortgage helper. The main floor features 3 bedrooms, including a large primary suite complete with his and her walk-in closets and a spa-inspired ensuite with soaker tub, separate shower, and double sinks. The open-concept design showcases a comfortable living room, generous dining area, and a stylish kitchen with eating bar, gas stove, walk-in pantry, and full set of appliances, with direct access to the fenced backyard. Step out onto the sundeck off the dining area to relax and enjoy sweeping city views. With 9' ceilings, hardwood and tile floors, and a functional layout, the main floor offers both comfort and elegance. The fully finished suite includes 2 bedrooms, a separate entrance, full kitchen with dishwasher, stacking washer and dryer, and private living space, perfect for generating income or providing independence for family. Currently rented for \$1700/month. Outside, the yard is fully fenced for kids and pets, offering both privacy and security. Located in Batchelor Heights, this home combines convenience and lifestyle, with stunning hillside views and easy access to schools, shopping, and downtown Kamloops. Outdoor enthusiasts will love the nearby hiking and biking trails, as well as access to Lac De Bois and surrounding recreation areas. With modern features, income potential, and an



unbeatable location, this property offers an exceptional opportunity to enjoy everything Kamloops has to offer. (id:6289)

Built in 2014

### Essential Information

Listing #	10364200
Price	\$934,900
Bedrooms	5
Bathrooms	3.00
Square Footage	2,927
Acres	0.12
Year Built	2014
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	2209 Saddleback Drive
Subdivision	Batchelor Heights
City	Kamloops
Province	British Columbia
Postal Code	V2B0G7

### Amenities

Features	One Balcony
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Dishwasher, Range - Electric, Range - Gas, Microwave, Washer & Dryer, Washer/Dryer Stack-Up
Heating	Forced air, See remarks
Cooling	Central air conditioning
# of Stories	2

### Exterior

Roof	Asphalt shingle
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## Additional Information

Zoning Residential

## Listing Details

Listing Office Engel & Volkers Kamloops



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