# 158 Waddington Drive

690,000

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This level entry rancher with daylight walk-out basement has a large spacious floor plan with almost 1500 sf on the main level. This level includes a sunken living room with a cantilevered hearth ng fireplace, a bright formal dining room, large bright kitchen with access to view deck (plus tons of cabinets and counters), a 4 piece bath, 2 bedrooms and good sized master bedroom with deck access and 3 piece ensuite. The lower level features a daylight walk-out style basement with a huge family and rec room area with a NG fireplace. Additionally, there's a large room that can be used for a gym or a bedroom (if the window is enlarged), a three-piece bathroom, large laundry, hobby room and storage area. Bring your reno ideas. This basement could easily accommodate a large suite. The double garage has separate pedestrian doors to the entrance courtyard and the backyard and deck. The large .25 acre 3 sided radial lot affords excellent privacy from neighbours' homes and is a great play area for children. Thompson Rivers University and all of South West's shopping are easily accessible by foot. Hop a bus on Summit Drive to plug into public transit. Close to the Highway 1 Freeway. Very central! Reach most South Shore and North Shore areas in a matter of minutes!



## MEASUREMENTS

| | | | |
|---|---|---|---|
| Bedroom | 9'10" × 8'11" | Laundry | 13'5" × 9'8" |
| Bedroom | 9'10" × 10'8" | Living | 15'4" × 14'2" |
| Dining | 13'3" × | Mast BR | 12'4" × 11'5" |
| | 10'10" | Rec Room | 23'4" × |
| Entrance | 13'2" × 5'11" | | 10'11" |
| Family Room | 16'0" × 10'2" | Storage | 18'4" × 18'7" |
| Hobby Room | 9'6" × 12'8" | Utility | 4'3" × 8'7" |
| Kitchen | 23'11" × | | |
| | 13'7" | | |





## FEATURES

List of features
Rancher Style w/daylight walkout
basment
1/4 acre lot!
1500 SF Mainfloor
Full width view deck

## MURRAY BROWN

**250-851-5688**  |  800 Seymour Street, Kamloops, BC  V2C 2H5

murrayfbrown@gmail.com  |  www.kamloopshomes.com

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