

**1683 Sheridan Drive**  
Kamloops, BC V2C 5R9

**CENTURY 21**  
Assurance Realty Ltd.

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**MLS# 10374334**



**\$784,900**

**4 Bedrooms | 3 Bathrooms | 2,340 Sqft**

Welcome to this beautifully maintained 4 bedroom (could easily accommodate 5th) bedroom), 3 bathroom family home situated on a flat .22 acre lot nestled in the heart of Westmount. Bright and welcoming, the main floor features a spacious living room with a cozy natural gas fireplace & large picturesque windows, a dedicated dining area and a functional kitchen that features stainless steel appliances, an island and opens onto a covered patio perfect for morning coffee or evening BBQ's! Down the hall you will find the primary bedroom complete with a powder room, two additional bedrooms and the full main bathroom. The fully finished basement offers even more space to enjoy with a large rec room with electric fireplace, third bathroom, bedroom, a laundry room with newer washer and dryer (2022) and a versatile storage or hobby room (fabulous suite potential!). The single-car garage and oversized driveway provide ample parking for your vehicles and toys. Step outside into your private backyard oasis featuring an in-ground swimming pool, hot tub, and a large fenced yard that is perfect for kids and entertaining. New furnace (2022), recently renovated bsmt bathroom & laundry room! Located in a quiet, family-friendly neighborhood, you're in walking distance to Westmount Elementary, the river and scenic walking trails. This home



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