



# 1323 KINROSS Place 107 Kamloops British Columbia

\$774,900

Some homes check boxes. This one feels like home the moment you walk in. Built just seven years ago and kept in immaculate condition, this rancher-style home in one of Aberdeen's most sought-after neighbourhoods is the kind of place families grow into. Bright, open, and thoughtfully laid out, the main floor flows from a welcoming living space out to an oversized deck with natural gas hookups, where summer evenings become a habit. The primary suite offers a walk-in closet and full ensuite, with a second bedroom on the main floor for flexibility. Downstairs, the fully finished basement gives your family room to breathe: a massive rec room, two additional bedrooms, and a full bathroom mean everyone has their space. Step outside to a fully fenced backyard, accessible right from the deck. Whether it's a dog, a toddler, or a game of catch, the yard delivers. Pacific Way Elementary is just down the road, Costco and major shopping are minutes away, and TRU is a short drive, or easy access to transit. Over 2,200 sq ft of newer construction in a genuine family neighbourhood, all under \$800k. Bonus feature of laundry hook ups both up and downstairs offers flexibility. That's not just good value, that's a rare find in today's market. DONT LET THE CAT OUT (id:6769)

Foyer 4'1" x 13'5"

Bedroom 9'0" x 13'0"

Primary Bedroom 11'2" x 10'2"

Living room 10'0" x 15'2"

Dining room 8'6" x 11'8"

Kitchen 12'6" x 9'9"

4pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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