



2030 Van Horne Drive 15 Kamloops British Columbia

\$589,999

What if downsizing didn't mean giving up space, views or possibilities? Welcome to 15-2030 Van Horne Drive, a 3-bedroom, 3-bathroom home in Aberdeen offering comfortable main-floor living, unobstructed North Valley views and plenty of potential to make it your own. Set within a bareland strata community, the main level features a primary bedroom with ensuite, second bedroom and full bathroom, along with generous living and dining areas, an eat-in kitchen and a family room where large windows frame the surrounding valley and mountains. Step onto the covered balcony and enjoy the impressive Kamloops views. Downstairs offers another bedroom, bathroom and spacious recreation room, plus approximately 592 sq. ft. of unfinished space ready for your ideas. Create a home gym, theatre, hobby room, workshop or additional living space. An attached double garage adds everyday convenience. Built in 1990 and retaining many of its original finishes, this home is an excellent opportunity to renovate to your own style and on your own timeline. Located in established Aberdeen, you'll be close to shopping, recreation, schools, transit and everyday amenities. If you're looking for main-floor living, flexible space and panoramic views, this is a home with exciting possibilities. Contact listing Realtor for more details 250-682-5986. (id:6769)

Storage 6'3" x 4'3"

Storage 26'3" x 10'10"

Utility room 23' x 15'6"

Other 10'9" x 8'3"

2pc Bathroom Measurements not available

Recreation room 22'11" x 24'1"

Bedroom 13' x 15'9"

Family room 11'6" x 17'10"

3pc Ensuite bath Measurements not available

3pc Bathroom Measurements not available

Foyer 14'6" x 6'4"

Bedroom 10'9" x 9'11"

Primary Bedroom 12'1" x 19'10"

Dining room 15' x 7'8"

Living room 13' x 15'10"

Kitchen 13'3" x 13'2"

Listing Presented By:



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eXp Realty (Kamloops)

<http://mykamloopslistings.com/>



Royal

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