



1250 ABERDEEN Drive 18 Kamloops British Columbia

\$794,000

Beautiful level-entry rancher in a sought-after Aberdeen bare land strata with tons of living space. This 5-bedroom 3 bath unit surprises and is one of the larger units in the strata. Walk through the main entry & you will find a coat closet with room to get shoes off and a good-size bedroom. A second entrance off the garage leads to a laundry room with storage. Down the hall there is a great room with an open floor plan, u-shaped kitchen featuring stainless steel appliances & stone counters. The living and dining room have high nine-foot ceilings, a gas fireplace, great views, and room for all your furniture. There is a cute patio off the dining room with space for a BBQ and patio set. The main floor also includes an additional bedroom, a primary bedroom with 3pc ensuite, and a 4pc guest bathroom. The basement level has tons of space and room for your ideas. There are two very large daylight bedrooms, a large rec room that could be both a rec room and space for a gym, another 4pc bathroom, utility room with extra storage space & a huge suspended slab storage room that gives ample storage or would make an amazing theatre room. The back yard is fully fenced with a garden bed, grassy area, lower patio and gate access to the front yard. It is the perfect size for kids and pets to play without being overwhelming to take care of. Good parking options with a garage and 2-car driveway. Great location close to soccer fields, walking trails, parks, and Pacific Way Elementary. (id:6769)

- Bedroom 12'2" x 12'7"
- 4pc Bathroom 8'9" x 7'5"
- Utility room 8'3" x 10'1"
- Storage 19'9" x 14'4"
- Bedroom 11'7" x 10'3"
- Recreation room 12'10" x 31'10"
- 4pc Bathroom 8'11" x 4'11"
- Laundry room 5'7" x 6'
- 3pc Ensuite bath 5'3" x 4'11"
- Primary Bedroom 14' x 10'11"
- Bedroom 8'11" x 10'11"
- Bedroom 8'11" x 9'11"
- Foyer 18'5" x 4'8"

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