



# 1963 Harrison Way Kamloops British Columbia

\$675,000

This fully updated Aberdeen home delivers a perfect combination of modern design, views, and genuine revenue potential. Step into the main living area, where expansive windows frame mountain views complemented by a cozy gas fireplace that serves as the room's natural centrepiece. The heart of the home is a brand-new custom kitchen equipped with premium appliances, sleek cabinetry, and thoughtful storage solutions. Fresh paint and durable modern flooring run throughout the entire property, ensuring it is ready for immediate occupancy without the need for future renovations. The highly functional layout features two bedrooms and one full bathroom on the upper level. Downstairs, the fully finished lower level hosts an additional bedroom and bathroom, alongside a separate entrance that offers suite potential for buyers looking to generate rental income or accommodate multi-generational living. Outside, enjoy a wonderful deck with steps down to a nice flat backyard. Families will appreciate being a short distance from Aberdeen Elementary School, while outdoor enthusiasts are minutes from the Sifton Loop Trail and Skyline Park. With swift access to Highway 5A, the shops at Aberdeen Mall, and Thompson Rivers University, this location holds strong appeal for both first-time buyers looking for a mortgage helper and investors seeking low-maintenance value in a high-demand rental market. Contact me for more info! All measurements approximate and should be verified by the Buyer. (id:6769)

Listing Presented By:



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Royal LePage Westwin Realty

<https://sanjarodger.royallepage.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave , Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

3pc Bathroom Measurements not available

Bedroom 15'1" x 8'1"

Recreation room 20'3" x 11'1"

Dining nook 10'5" x 8'8"

Laundry room 5'11" x 5'8"

Mud room 10'5" x 6'8"

4pc Bathroom Measurements not available

Bedroom 10'2" x 7'11"

Primary Bedroom 10'11" x 11'9"

Living room 15'9" x 13'6"

Dining room 5'8" x 10'

Kitchen 10'5" x 9'

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