



2109 Van Horne Drive Kamloops British Columbia

\$919,000

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)



Royal

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This completely updated 3 bedroom & 3 bathroom home in Aberdeen is sure to impress! Boasting a heated in-ground pool and a serene park-like back-yard, creating the perfect blend of indoor and outdoor living, with stunning views of the city and within walking distance to Aberdeen elementary school! The main floor features a bright and spacious floor plan with a large living room, dining room, a family room and a renovated kitchen with a breakfast nook - both providing access to the back deck/patio and yard! The main level also offers a 3pc bathroom with tiled shower and a large laundry/mudroom with direct access to the 2 car garage! The upper level is complete with 3 bedrooms & 2 full bathrooms which includes the primary bedroom with a walk-in closet and 4pc ensuite. The lower level features a massive storage/utility room and a huge rec room, with exterior access, which is currently being used as a 4th bedroom with a huge walk-in closet and office space - making it a flexible space for family, friends, and or potentially as a future in-law/basement suite! The home has way too many updates too list but to name a few: new furnace & central A/C & HWT (2021), the entire interior and exterior have been painted, bathrooms, kitchen, flooring & trim, lighting, tiling, landscaping/xeriscaping, fencing, and much more! Other features include storage shed, RV/Boat parking, mature yard, 125 AMP, ample storage, and exterior lighting. Contact listing agent(s) for more info! (id:6769)

- Bedroom 11'3" x 9'0"
- Bedroom 11'4" x 9'0"
- Primary Bedroom 13'3" x 12'0"
- 4pc Ensuite bath Measurements not available
- 5pc Bathroom Measurements not available
- Recreation room 24'0" x 13'4"
- Utility room 18'0" x 8'0"
- Storage 14'0" x 4'0"
- Foyer 5'6" x 8'0"
- Laundry room 10'0" x 6'0"
- Family room 18'0" x 13'3"
- Dining nook 10'5" x 8'11"
- Living room 13'5" x 17'8"
- Dining room 13'4" x 10'0"
- Kitchen 10'0" x 10'0"
- 3pc Bathroom Measurements not available

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