



2138 LINFIELD Drive Kamloops British Columbia

\$1,499,900

This expansive Aberdeen home offers breathtaking views & the opportunity to create 2 additional suites while still maintaining plenty of space for the primary living area. Step through the front door & be greeted by stunning sightlines through the large picture windows. The main floor features engineered hardwood, a spacious kitchen with stone countertops, an island & a pantry. Adjacent to the kitchen, the dining area flows seamlessly into the living room, with 14-foot ceilings & fireplace. A large, covered deck extends off the dining area. The main level includes 3 bedrooms, 4-piece bathroom & mudroom/laundry area conveniently located off the oversized 21' x 31'6" garage. The primary suite has a walk-in closet & a luxurious ensuite with double sinks, soaker tub & a custom tile shower. Descending down, you'll find 2 additional bedrooms & another 4-piece bathroom, if suited, would remain part of the main home. A spacious family/games room is also on this floor, with all the rough-ins to easily add a suite, just install the kitchen. There's also a separate bedroom, a 4-piece bathroom & a dedicated laundry space. One more level down, you'll find 2 more bedrooms, a large rec room with rough-in plumbing for a wet bar, 4-piece bathroom & laundry closet. Each floor has its own separate entrance, 10-foot ceilings & a covered patio. One of the potential suites could be legal (buyers should verify with the City of Kamloops. (id:6769)

Utility room 10'2" x 12'4"

Bedroom 11'2" x 13'2"

Bedroom 11'2" x 13'2"

Family room 13'6" x 18'8"

Games room 14'6" x 19'6"

Bedroom 12'4" x 13'

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Laundry room 3'4" x 3'4"

Bedroom 9'8" x 11'4"

Bedroom 10' x 13'

Primary Bedroom 13' x 14'8"

Great room 14'6" x 18'8"

Dining room 10' x 13'

Kitchen 11'5" x 11'5"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

<http://www.ykahomes.com/>



Royal

LePage

#4002 - 2271 Harvey Ave , Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTOR® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Recreation room 24'6" x 17'11"

Bedroom 11'8" x 9'8"

Bedroom 10' x 14'10"