



# 2244 Crosshill Drive Kamloops British Columbia

\$1,198,000

Exceptional Aberdeen offering showing in absolutely mint condition throughout. This beautifully maintained home delivers a thoughtfully designed floor plan with the convenience of main floor living, including a spacious primary bedroom retreat without the need for daily stairs. The bright open-concept main floor features expansive windows, an inviting great room layout, and a beautifully appointed kitchen, quality countertops, stainless appliances, and excellent flow for entertaining. The upper level is ideal for family or guests with a functional Jack and Jill style ensuite to service the bedrooms. Recent upgrades include a brand new furnace and heat pump system providing efficient year-round comfort and peace of mind. The fully finished walkout basement offers a stunning two-bedroom suite with separate entrance, separate laundry, open-concept living, and an oversized island that shows exceptionally well. Outdoor living is equally impressive with a large view deck capturing North Thompson Valley and looking west toward Kamloops Lake. Fantastic backyard, excellent street appeal, and located close to schools, parks, daycare, transit, and walking trails. Truly move-in ready and an outstanding opportunity for its next owner. (id:6769)

- Bedroom 14'1" x 10'6"
- Bedroom 14'1" x 11'9"
- 5pc Ensuite bath Measurements not available
- Bedroom 12'7" x 11'11"
- Bedroom 12'7" x 11'11"
- Living room 20'6" x 13'9"
- Kitchen 12'10" x 11'9"
- Foyer 12'8" x 8'8"
- 4pc Bathroom Measurements not available

- Bedroom 10'4" x 9'9"
- Primary Bedroom 15' x 12'9"
- Living room 17'2" x 14'10"
- Dining room 12'3" x 11'2"
- Kitchen 13'2" x 10'
- Foyer 7'4" x 7'
- 5pc Ensuite bath Measurements not available
- 3pc Bathroom Measurements not available

Listing Presented By:

Originally Listed by: Royal LePage Westwin Realty

<https://www.kamloopsrealestateagent.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®, REALTORSO® 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 MLS®, 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.