



# 2452 Abbeyglen Way Kamloops British Columbia

\$859,900

Quick possession available in this thoughtfully designed 5 bedroom, 3 bathroom home in one of Aberdeen's most sought-after neighbourhoods. With a bright, functional layout and space for everyone, this home is ideal for growing families who value both connection and privacy. The main level is designed for everyday living and entertaining, with the dining area flowing seamlessly into the living space and eat-in kitchen – creating a warm, open feel that keeps everyone connected. Whether it's weeknight dinners, homework at the table, or hosting friends, this layout simply works. The private primary bedroom is set on its own level, offering a quiet retreat with a private ensuite and in-floor heating. Two additional bedrooms and a full bathroom complete the main floor. Downstairs features two more bedrooms, a full bathroom, and a spacious family room perfect for movie nights, teens, guests, or a home office setup. Outside, the fully fenced and irrigated north-facing backyard enjoys excellent sun exposure throughout the day – ideal for gardeners, kids, pets, and summer entertaining. Located on a bus route and within walking distance to schools, parks, and trails, with a brand new high school planned for the area, this is a rare opportunity to settle into a growing family-focused community. (id:6769)

4pc Bathroom Measurements not available  
 Primary Bedroom 13' x 14'  
 4pc Bathroom Measurements not available  
 Bedroom 14'8" x 11'4"  
 Bedroom 12'1" x 15'1"  
 Recreation room 16'3" x 15'1"  
 Living room 15'6" x 10'

Dining nook 9' x 9'3"  
 Kitchen 13'6" x 11'4"  
 Dining room 9'7" x 11'8"  
 4pc Bathroom Measurements not available  
 Bedroom 12' x 10'2"  
 Bedroom 12'2" x 10'

Listing Presented By:



Originally Listed by:  
 Engel & Volkers Kamloops



Royal

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