



# 1250 Aberdeen Drive 34 Kamloops British Columbia

\$699,900

Welcome to Carradale Court, one of Kamloops' most desirable communities! This meticulously maintained 2012-built 3 bed/2 bath rancher offers ~2,009 sq ft of bright, comfortable living. The main floor features vaulted ceilings, open-concept layout, 2 bedrooms, and a 4-pc bath. The fully finished basement boasts a large rec room (entertainment system & TV included!), 3rd bedroom, 4-pc bath, spacious laundry (W/D incl.), bonus media/gym room, and mechanical room with workbench area. Updates: new fridge (Nov 2025), new hot water tank, fresh bath taps, recently serviced A/C & furnace. Enjoy 3 covered decks, the patio doors have privacy screen added to the glass, vinyl-fenced flat manageable backyard, parking for 3, plus ample visitor parking. Bare Land Strata just \$175.45/mo (water, snow, common area landscaping). 3 patios. Steps to Pacific Way Elementary, shopping, parks, community gardens & hiking trails. Mint condition -- exceptional value in prime Aberdeen! (id:6769)

Media 11'1" x 19'10"  
Utility room 12' x 15'3"  
Laundry room 8'1" x 9'8"  
4pc Bathroom Measurements not available  
Bedroom 11'11" x 10'2"  
Recreation room 11' x 23'8"

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

Listing Presented By:



Originally Listed by:  
REMAX Kamloops

<https://www.kamloopshomesforale.com/>



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