



464 Edinburgh Boulevard Kamloops British Columbia

\$1,274,900

Breathtaking views & incredible privacy! This spacious level-entry rancher with a full walkout basement enjoys peaceful views over Knutsford ranchland, rolling hills, and the city. The bright open-concept main floor offers over 1,600 sq.ft. with 10' ceilings, excellent storage and organization, and a huge 27' x 12' covered sundeck off the dining area - the perfect place to relax and enjoy the view. The spacious primary bedroom features a soaker tub and generous ensuite. The walkout basement offers exceptional flexibility with two separate living areas. One side features 2 good-sized bedrooms, a large living room, and covered outdoor sitting area. The other features a self-contained 1-bedroom in-law suite with island kitchen, stacked laundry, full bathroom, and separate entrance. Thoughtful features include 200 amp electrical service, EV charging station, and a solar system helping to keep hydro costs exceptionally low. Outside, enjoy a fully fenced yard, ideal for children and pets, plus a large flat driveway with ample parking. Located in one of Aberdeen's desirable neighbourhoods within the Aberdeen Elementary catchment. A rare combination of views, privacy, space, energy efficiency, and flexible multigenerational living! (id:6769)

Full bathroom Measurements not available

Bedroom 12'11" x 13'5"

Kitchen 13'2" x 16'4"

Family room 25'11" x 16'9"

Bedroom 12'9" x 11'4"

Full bathroom Measurements not available

Utility room 6'9" x 11'9"

Bedroom 10'5" x 12'8"

Laundry room 11'10" x 8'4"

Kitchen 12'9" x 11'1"

Dining room 12'9" x 11'1"

Living room 13'8" x 22'2"

Full ensuite bathroom Measurements not available

Other 9'4" x 6'0"

Primary Bedroom 12'11" x 16'6"

Partial bathroom Measurements not available

Office 12' x 11'4"

Foyer 11'7" x 20'10"

Listing Presented By:



Originally Listed by:
REMAX Kamloops

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



Royal

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