



# 469 EDINBURGH Boulevard Kamloops British Columbia

\$1,299,500

Tucked away at the end of a quiet Aberdeen cul-de-sac and backing onto peaceful farmland, this well-appointed home offers a rare sense of privacy and space while still being just minutes from everyday amenities. Here, you'll enjoy the feeling of country living with city convenience close at hand. Designed with family life in mind, the home features four bedrooms and laundry on the upper level; a layout that's both practical and hard to find. The open-concept main floor creates a warm and welcoming gathering space where the kitchen, dining, and living areas flow seamlessly together before opening to the backyard. Step outside to your private, fully fenced yard; an ideal space for making memories. There's room for kids to run and play on the grass, space for raised garden beds, and even an above-ground pool with deck for sunny summer afternoons spent relaxing with family and friends. Downstairs offers flexibility for changing needs. A media/playroom remains for the main home, while the separate lower-level space provides an excellent option for extended family, guests, or potential rental income. With an oversized double garage, generous driveway parking, and a setting that feels peaceful and removed from the city, this is a home where comfort, privacy, and lifestyle come together. Quiet, serene, and welcoming; this is the kind of place you'll love coming home to. (id:6769)

Laundry room 11' x 6'2"

Bedroom 11'10" x 10'6"

Bedroom 12'5" x 12'10"

Bedroom 11'8" x 12'2"

Primary Bedroom 12' x 16'2"

4pc Ensuite bath Measurements not available

5pc Bathroom Measurements not available

Games room

Bedroom 15'1" x 15'

Kitchen 12'6" x 15'0"

4pc Bathroom Measurements not available

Mud room 8'0" x 12'

Living room 15'1" x 15'

Dining room 9'1" x 15'0"

Kitchen 12'6" x 15'0"

Den 13'0" x 10'2"

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)



Royal

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Living room 9'1" x 15'

2pc Bathroom Measurements not available