



832 Regent Crescent Kamloops British Columbia

\$849,900

Welcome to a bright and versatile Aberdeen home designed for growing families, multi-generational living, or added income potential. This property offers a fantastic layout with large windows that flood the home with natural light throughout. The main floor features a spacious living room with a cozy gas fireplace, a formal dining area, and a well-appointed kitchen with a nook that opens onto a covered patio, perfect for enjoying the private, fully fenced backyard. You'll find 3 bedrooms and 2 bathrooms on the main level, including a generous primary bedroom with an ensuite, along with the convenience of main floor laundry and direct access to the double car garage. The lower level offers excellent flexibility and value, split into two distinct spaces. One side features a self-contained 1-bedroom in-law suite with a separate entry, currently rented for \$1,450/month. The other half is ideal for owner use and more, offering a large daylight walk-out rec room, wet bar, full bathroom, and an additional den. The backyard is fully fenced and features a great lawn area for kids, pets, or gardening. Key updates include roof (2019), furnace (2020), and hot water tank (2019), providing peace of mind since the big-ticket items are already taken care of. Located in a desirable Aberdeen neighbourhood close to schools, parks, and amenities, this home offers the perfect blend of comfort, income potential, and upside. (id:6769)

Listing Presented By:



Originally Listed by:
Stonehaus Realty Corp



Royal

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Other 6'8" x 6'9"

3pc Bathroom Measurements not available

Den 15' x 11'6"

Foyer 8'1" x 8'5"

Recreation room 16'1" x 14'5"

3pc Bathroom Measurements not available

Bedroom 11'6" x 13'7"

Living room 12'3" x 15'8"

3pc Ensuite bath Measurements not available

Laundry room 7'5" x 5'9"

Primary Bedroom 14'9" x 12'3"

Bedroom 10'4" x 10'

Bedroom 10'4" x 10'4"

Dining room 10'4" x 10'4"

Dining nook 7'8" x 9'

Kitchen 11' x 13'

Living room 13'5" x 15'2"

Kitchen 11' x 13'

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