



## 2171 Aberdeen Street Kelowna British Columbia

\$960,000

Proudly presenting Aberdeen Heights featuring amazing location with a modern design! These thoughtfully designed homes provide users with unique opportunities to maximize their living options. Got a college student looking for a bit more freedom? Perfect, they can camp out in the first-floor flex room with their own full bath, wet bar with sink, AND separate entrance. Perfect for in-laws and out of town guests too! Use your imagination. Entering the home through the attached garage you will be greeted by a nice mud room, leading to a modern staircase with exquisite glass railings. Upon entering the second floor living space you will find a spacious Kitchen with, quartz countertops, SS appliances and a gas range. There's plenty of room for a dining table and lot of space in the living room too! The primary bedroom is large with a walk-in closet and a custom steam shower. The second bedroom is set apart from the primary and has access to a full bath. Which could be a great roommate situation. Another flight of stairs up, and you will find a 300 sq ft roof top patio with gas, water and set up for a little after beach/golf/ski/winery hot tubbing. From there you can see that the hospital, (almost see) the beach, and downtown restaurants are just a short stroll = modern urban living. Please feel free to reach out anytime to book a personal tour or call your trusted agent today for a viewing. REMEMBER TO ASK ABOUT NEW PROPERTY TRANSFER TAX RULES FOR NEW BUILDS IN THIS PRICE POINT (id:6769)

Bedroom 11'4" x 11'

Full ensuite bathroom 10' x 4'6"

Dining room 12'6" x 9'4"

Kitchen 9' x 9'8"

Full bathroom 8'6" x 4'6"

Full bathroom 9' x 5'

Pantry 4' x 4'

Primary Bedroom 11'4" x 13'8"

Living room 12'6" x 12'

Mud room 8'6" x 4'8"

Bedroom 15'4" x 10'

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