



1182 St Andrews Way Kamloops British Columbia

Aberdeen

\$1,099,900



One of the Best Views in Kamloops! Welcome to this impressive executive custom rancher with basement, perfectly situated in a quiet Aberdeen cul-de-sac. Boasting unobstructed panoramic views of the city, river, and surrounding mountains, this home offers a truly exceptional living experience. Step inside to a bright, open-concept layout featuring a spacious foyer with an open staircase to the daylight basement, a formal living room, and a sunken dining room—both with spectacular views. The large den, complete with a skylight, can easily be converted into an additional bedroom. The inviting family room features floor-to-ceiling windows, while the updated kitchen includes a new induction stove with air-fryer function, a stunning wood island countertop, pantry, and new glass subway tile backsplash. Enjoy year-round entertaining on the covered deck overlooking the breathtaking scenery. Downstairs offers a spacious rec room and four bedrooms, two of which have private three-piece ensuites. The expansive primary suite includes a four-piece ensuite, walk-in closet, and French doors leading to the large lower deck. Also downstairs has heated flooring throughout which is perfect for those winter months . . . Additional features: Brand new asphaltt-shingle roof, 3 gas fireplaces, 3-car garage, Extra parking for guests and RV, Quiet, family-friendly location This home blends eleganc...



RE/MAX Kelowna
100-1553 Harvey Avenue
Kelowna, BC,
Canada

Carmeliza Hurst

eXp Realty (Kamloops)

Phone: (250) 574-4074

