



## 464 Edinburgh Boulevard Kamloops British Columbia

Aberdeen

**\$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)

**Rie Takahashi**

REMAX Kamloops

Phone: (250) 851-2000

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



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

