



680 Fleming Drive Kamloops British Columbia

Aberdeen

\$769,900



Located in a sought-after Aberdeen neighbourhood, this well-maintained home offers just under 3,000 sq ft of flexible living space. The level-entry main floor is bright and functional, featuring oversized windows, a sunken living room with a brick wood-burning fireplace, and a layout that connects the kitchen, dining, and living areas seamlessly. The kitchen offers plenty of storage and workspace, while sliding glass doors off the dining room lead to a private upper deck with views and overlooking the backyard's mature landscaping. Upstairs includes 3 bedrooms and 2 bathrooms. Downstairs, the daylight basement adds versatility with a fully self-contained suite—complete with its own entrance, laundry, gas fireplace, updated flooring, fresh paint, and a large storage room. Ideal for extended family or rental income (estimated at ~\$1,550/month). The suite is currently vacant and ready for immediate use. The fully fenced yard is private and well established, with irrigation front and back, a storage shed, and a covered lower patio finished in interlocking brick—perfect for year-round use. Additional highlights include a newer furnace, new A/C, 2024 hot water tank, recently painted exterior, and freshly sealed driveway. A great option for buyers looking for space, flexibility, and a solid home in a desirable location. (id:6769)

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