1121 Burgess Way Kamloops British Columbia

$940,000

Welcome to this well-maintained and thoughtfully updated 3-level home in the desirable Aberdeen neighbourhood of Kamloops. Offering 5 bedrooms and 4 bathrooms, this home features a functional layout ideal for families or those seeking suite potential. The upper level includes the primary bedroom with a walk in closet and jetted jacuzzi tub, two additional bedrooms, and a main bathroom. The main floor offers a spacious living and dining room ideal for entertaining, with a gas fireplace in the living room, a second gas fireplace in the family room, a laundry room and a convenient 2 pc powder room. The lower level includes two more bedrooms, a full bathroom, and a separate entrance, making it suite-ready (no stove) and perfect for extended family or mortgage helper options. Recent upgrades include air conditioning (2023), hot water tank (2023), washer and dryer (2023), and upgraded stove and dishwasher (2025). Additional features include underground sprinklers, central vacuum, side gate with direct access to basement stairs, and excellent parking. A recently added front parking pad allows space for up to five vehicles. Infrastructure updates include a professionally repaired water main in 2021 with new water main piping installed in the basement bedroom closet. Close to schools, shopping, parks, and all Aberdeen amenities. (id:6769)

Full ensuite bathroom Measurements not available	Full bathroom Measurements not available
Full bathroom Measurements not available	Laundry room 7' x 6'
Bedroom 10' x 11'	Living room 14' x 13'
Primary Bedroom 16' x 11'	Dining nook 8' x 7'
Bedroom 12' x 9'	Kitchen 14' x 14'
Utility room 5' x 8'	Dining room 9' x 14'
Recreation room 13' x 27'	Family room 15' x 11'
Bedroom 11' x 12'	Foyer 9' x 9'
Bedroom 12' x 12'	

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ESTATEVUE 360°

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