



1167 Burgess Way Kamloops British Columbia

\$963,100

Nearly 3,000 sqft of thoughtfully designed living space in The Links of Aberdeen, a location that continues to be one of Kamloops' most sought-after executive neighbourhoods. Backing directly onto Aberdeen Park, this rancher offers the convenience of main floor living while providing exceptional space below for family, guests or independent living. The heart of the home is an expansive kitchen with abundant cabinetry and workspace that opens naturally into the dining area, great room and covered deck, creating a layout equally suited to quiet evenings or hosting the entire family. The lower level features a fully self-contained one-bedroom suite, providing outstanding flexibility for extended family, university students attending TRU, aging parents, guests or valuable mortgage assistance. Outside, the oversized double garage, generous driveway and meticulous landscaping reflect the pride of ownership found throughout the property. What truly separates this home is its location. Schools, parks, walking trails, Aberdeen Mall, Costco, restaurants, professional services, transit and quick highway connections are all just minutes away, allowing you to spend more time enjoying your home and less time getting where you need to be. Homes offering this combination of floor plan, flexibility and convenience seldom come to market in The Links of Aberdeen. (id:6769)

Utility room 11'3" x 3'10"

Storage 7'2" x 4'5"

Bedroom 11'7" x 14'3"

Kitchen 11'5" x 14'8"

Living room 15'6" x 16'1"

Bedroom 12'2" x 20'1"

4pc Bathroom Measurements not available

Storage 14'8" x 12'9"

Laundry room 9'10" x 7'2"

Dining room 12'7" x 10'10"

Kitchen 12'7" x 13'6"

Living room 15' x 16'1"

Primary Bedroom 12'8" x 19'

5pc Bathroom Measurements not available

Office 10' x 11'6"

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

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