



# 1209 Howe Road Kamloops British Columbia

\$624,900

Located in the heart of Aberdeen, this distinctive cottage-style home offers the perfect blend of character, thoughtful updates, and exceptional value in one of Kamloops' most sought-after neighbourhoods. Since purchasing, the current owners have completed numerous improvements, including a renovated kitchen, updated 3-piece main bathroom, flooring, paint, hot water on demand, 200-amp electrical service, and new windows and exterior doors (2025). Outside, the low-maintenance front landscaping enhances the home's curb appeal, while the private backyard backs onto a greenbelt and features easy-care landscaping, a spacious patio with gazebo, and a peaceful setting for relaxing or entertaining. The functional layout is ideal for a variety of lifestyles, with the main floor offering the kitchen, living and dining areas, an updated 3-piece bathroom, and a bedroom - making one-level living a practical option if desired. Upstairs, you'll find two additional bedrooms, including a primary setup with a walk-in closet and convenient 2-piece ensuite. Just minutes from Aberdeen Mall, Costco, schools, parks, restaurants, transit, and quick highway access, you'll enjoy the perfect balance of a quiet, established neighbourhood and everyday convenience. With its distinctive cottage-style design, extensive updates, private greenbelt setting, and outstanding value, this is a home you'll want to see for yourself. Buyer to confirm listing details and measurements if deemed important (id:6769)

Bedroom 11'1" x 12'10"

Primary Bedroom 9'10" x 15'1"

2pc Ensuite bath Measurements not available

Laundry room 12'4" x 9'

Bedroom 11'4" x 11'1"

Dining room 8'4" x 11'3"

Living room 15'6" x 11'3"

Kitchen 7'7" x 8'6"

3pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:  
REMAX Kamloops



Royal

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