



1332 KINROSS Place Kamloops British Columbia

\$1,119,900

Tucked into one of Aberdeen's most family-friendly pockets, this exceptional 4 bedroom + den, 3 bathroom basement-entry home backs directly onto parkland--offering the rare luxury of a wide, open backyard feel without the weekend maintenance. Just a short walk to the elementary school and the future high school site, this is a location designed for both today and the years ahead. Inside, the layout is spacious, bright and super functional. Morning coffee feels better on the front deck, while evenings are made for the covered back deck--perfect for year-round BBQs overlooking the park & valley. The fireplace adds warmth and ambiance to an already inviting living room space. The primary bedroom is generously sized, with a walk-in closet but it's the ensuite that truly steals the show. Custom cabinetry, heated tile floors, a deep soaker tub, and a stunning tiled shower with three shower heads create a spa-like retreat you'll look forward to every single day. Downstairs, the home offers flexibility for whatever stage of life you're in. With a separate entry, additional bedroom, and rough-ins already in place for a suite with its own laundry, this space is ideal for extended family, a university student, or added mortgage help. Other features include: irrigation, an oversized heated double garage, wired for hottub, heated main floor bathrooms floors and quality finishing throughout, and you have a home that feels as good as it looks--welcoming, functional, and ready to grow with you. (id:6769)

Recreation room 29'2" x 14'11"

Bedroom 9'1" x 19'1"

Foyer 10'11" x 9'1"

Den 7'3" x 10'11"

4pc Bathroom Measurements not available

Primary Bedroom 14'9" x 18'6"

Living room 16'8" x 18'5"

Dining room 10'9" x 18'1"

Kitchen 11'8" x 18'1"

Bedroom 10'8" x 11'1"

Bedroom 12'8" x 13'

Laundry room 4'0" x 3'1"

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