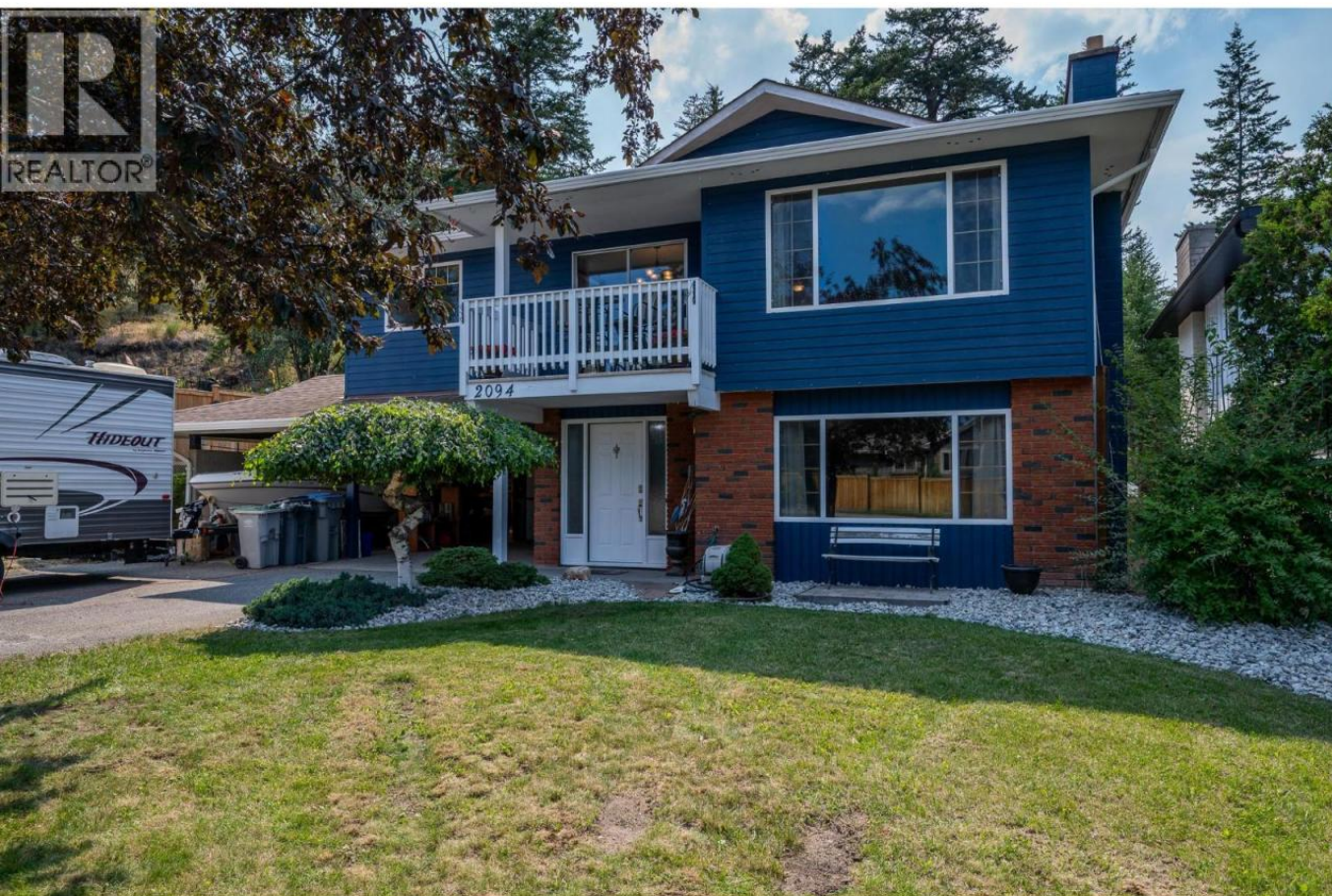




## 2094 Van Horne Drive Kamloops British Columbia

\$774,900

Set in the family-friendly neighbourhood of Aberdeen, this spacious 4-bedroom, 3-bathroom home is designed for everyday living and effortless entertaining. The bright main floor features hardwood flooring and an open-concept layout with a spacious kitchen offering abundant cabinetry, an eat-up bar, and seamless access to the stunning backyard—perfect for entertaining. The dining area opens onto a covered front deck, while the inviting living room is highlighted by a cozy wood-burning fireplace. The primary bedroom includes a beautifully renovated 3-piece ensuite with a large walk-in shower, while two additional bedrooms and a 4-piece main bathroom complete the upper level. Updated windows throughout provide an abundance of natural light. The entry-level basement offers excellent additional living space with a large rec room featuring a gas fireplace, a separate family room, fourth bedroom, and a spacious laundry room with plenty of storage. Outside, enjoy your own private backyard oasis complete with a partially covered deck, expansive stone patio, hot tub, tiered garden spaces, and a peaceful sitting area backing onto greenspace. There is a two-car carport with an attached storage room, updated HW tank, approx 7 yr old furnace, and 8 yr old central air conditioner. Conveniently located on a transit route and just minutes from an elementary school, this is a wonderful home for families looking for space, comfort, and a beautiful outdoor retreat. All meas approx. (id:6769)

Laundry room 10'5" x 8'8"

3pc Bathroom 11'5" x 8'6"

Family room 14'1" x 11'4"

Recreation room 19'2" x 13'2"

Foyer 10'4" x 9'7"

3pc Ensuite bath Measurements not available

Bedroom 11'1" x 8'0"

Bedroom 9'7" x 9'

Primary Bedroom 12' x 11'7"

4pc Bathroom Measurements not available

Living room 17'5" x 13'4"

Dining room 11'4" x 10'5"

Kitchen 17'4" x 10'8"

Listing Presented By:



Originally Listed by:

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