



# 2241 Garymede Drive Kamloops British Columbia

\$849,900

Welcome to 2241 Garymede Drive in Aberdeen - a well-maintained, one-owner home with exceptional, high-value upgrades you won't find anywhere else. In 2023, this property was one of 20 homes in the province to participate in the exclusive FortisBC Deep Energy Retrofit program, receiving \$110,000 in energy efficiency improvements for year-round comfort and savings. Upgrades include a new furnace, hot water on demand, heat recovery ventilation (HRV), air conditioning, triple-glazed windows and double-glazed patio sliders, enhanced insulation, and a premium gas fireplace. Beyond its energy performance, this bright 5-bedroom, 3-bathroom home is on a desirable street, featuring a proper 2-car garage and a thoughtfully renovated kitchen (2007) with Excel cabinets, under-cabinet lighting, tile backsplash, and granite countertops. The kitchen opens to a fenced, flat backyard with a gazebo and a mature maple tree providing shade. From the front deck, living room, dining room, and master bedroom, take in stunning mountain, river and valley views. The lower level offers a spacious rec room, two additional bedrooms, a 4-piece bath, and a large functional laundry room. In-ground irrigation and a fully wired home security system are additional features. With quick possession available, this is a rare opportunity to own a home with unmatched upgrades. Close to schools and transit. For full details on the energy retrofit, contact the listing agent for the information package. (id:6769)

4pc Bathroom Measurements not available

Bedroom 11' x 7'11"

Laundry room 7' x 7'10"

Recreation room 13'5" x 15'11"

Bedroom 9'3" x 12'6"

3pc Ensuite bath Measurements not available

Full bathroom Measurements not available

Primary Bedroom 11'10" x 12'9"

Bedroom 10'9" x 9'10"

Bedroom 9'10" x 9'2"

Living room 12' x 19'3"

Dining room 11'9" x 9'7"

Kitchen 9'9" x 18'7"

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)



Royal

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