



# 2324 Abbeyglen Way Kamloops British Columbia

\$798,500

Welcome to 2324 Abbeyglen Way! Proudly offered by the original owners, this meticulously maintained home stands out in a sought after family friendly neighbourhood. Offering 2428 sqft, this is a spacious basement entry design that shows larger than expected. The upper level welcomes you with a bright living room, warm hardwood floors, and north facing mountain views. The open kitchen and dining area is both functional and inviting, the kitchen features stainless appliances, updated cabinetry, backsplash, and brand new countertops with a sit up bar. The stone wall with a natural gas fireplace adds character, while direct access to the covered deck extends your living space outdoors. The main floor is complete with 3 bedrooms and 2 full bathrooms. Downstairs presents excellent suite potential with a separate entry, bedroom, and 3 piece bathroom already in place. The oversized rec room (35'x13') offers flexibility, plus convenient outdoor access ideal for a future hot tub space or simply access to the fully fenced flat backyard. A generous laundry and mudroom connects to the double garage to round out the lower level. Notable updates include roof 2015, new garage door (with window panes), new carpet on the stairs, brand new kitchen countertops, and a new stove (2025). Central location nearby Pacific Way Elementary, West Highlands walking paths, short drive to Costco, Aberdeen mall and TRU, come and see this beautiful home today! (id:6769)

Listing Presented By:



Originally Listed by:  
REMAX Kamloops



Royal

**LePage Kelowna**

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4pc Bathroom Measurements not available

Recreation room 35'0" x 12'2"

Bedroom 11'6" x 12'4"

Laundry room 8'3" x 12'9"

Bedroom 9'5" x 9'9"

Bedroom 9'9" x 10'4"

4pc Bathroom Measurements not available

4pc Ensuite bath Measurements not available

Primary Bedroom 14'4" x 12'9"

Great room 21'2" x 14'7"

Living room 11'10" x 13'10"

Kitchen 9'11" x 9'3"

Dining room 9'5" x 10'8"

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