



# 2612 TELFORD Drive Kamloops British Columbia

\$1,350,000

Listing Presented By:



Originally Listed by:

Royal LePage Westwin Realty

Perched in sought-after Aberdeen, this impressive home offers breathtaking panoramic views and over 3,600 sq. ft. of thoughtfully designed living space--perfect for growing families and multi-generational living. From the moment you step inside, you're welcomed by a bright front office with double doors, a convenient powder room, and a laundry room with sink. The main living area showcases soaring 14' vaulted ceilings and a cozy natural gas fireplace, creating an inviting space to relax or entertain. The kitchen is both stylish and functional, featuring granite countertops, a large eating bar, gas cooktop, and built-in desk, seamlessly connecting to the dining area framed by expansive windows and access to a view deck--ideal for soaking in the stunning surroundings. Upstairs offers four generous bedrooms and a full bathroom, including a spacious primary retreat complete with a walk-in closet and luxurious 5-piece ensuite. The fully finished basement adds incredible value with a bright 2-bedroom in-law suite, separate entrance, and high ceilings--perfect for extended family or potential rental income. Additional highlights include ample parking with room for your RV or boat, underground irrigation, hot tub hookup, high-efficiency furnace, and hot water tank. This is the complete package in one of Kamloops' most desirable neighbourhoods. (id:6769)



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

Dining nook 14'4" x 11'1"

Bedroom 13'2" x 12'8"

Primary Bedroom 19'11" x 15'3"

Bedroom 10'6" x 12'2"

Bedroom 10'4" x 12'9"

5pc Ensuite bath 9'10" x 9'2"

4pc Bathroom 4'11" x 8'9"

Bedroom 12'0" x 10'11"

Bedroom 10'2" x 10'4"

Kitchen 16'8" x 14'8"

4pc Bathroom 9'3" x 5'

Utility room 9'11" x 6'1"

Pantry 6'5" x 6'2"

Dining room 14'1" x 8'6"

Laundry room 7'10" x 6'1"

Den 12'4" x 12'

Kitchen 20'11" x 16'9"

Living room 20' x 15'

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Family room 25'6" x 15'3"