



464 EDINBURGH Boulevard Kamloops British Columbia

\$1,274,900

Don't miss this executive view home in Aberdeen. Enter onto the main floor & you will find a beautiful open-concept great room with sweeping views of Knutsford and the valley below. The kitchen is modern and inviting with ample cupboard space & a large island and the living room has a beautiful tiled gas fireplace feature. A large covered deck off the dining area is perfect for indoor/outdoor living and taking in those sweeping views of the surrounding hills. The primary bedroom suite is on the main floor and features a large walk through closet and an exquisite ensuite bathroom with separate soaker tub and tile shower. An additional bedroom + 2pc guest bathroom & a laundry/mud room off the garage round out the main floor. The daylight walkout basement level is split into two sections. One half features two large bedrooms and an additional 4pc bathroom. There is also a large rec room which steps out to a huge covered patio and nice sized yard with views. The other half of the basement features a cute 1 bedroom inlaw suite. The suite has a separate entrance into the living/kitchen area and features a full kitchen with shaker-style cabinets, an island, and separate laundry. Outside the yard is fully fenced and offers ample space for kids and pets + lots of parking with double garage/large driveway. Great setup for EV owners with EV charger in garage & a large solar panel setup on the roof. All located in a sought-after neighbourhood in one of the best areas of Aberdeen. (id:6769)

Listing Presented By:



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Royal

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Living room 14'2" x 26'2"

4pc Bathroom 6'5" x 9'11"

Bedroom 10'3" x 11'7"

Bedroom 11'2" x 12'11"

5pc Ensuite bath 10' x 11'9"

Primary Bedroom 12'11" x 13'11"

Laundry room 8' x 11'11"

Dining room 10' x 11'11"

Kitchen 12'9" x 9'4"

Living room 13'6" x 22'6"

2pc Bathroom 6'7" x 5'5"

Bedroom 11'5" x 11'10"

Foyer 20'10" x 6'6"

Bedroom 9'3" x 11'2"

Full bathroom 9'4" x 4'10"

Kitchen 11'0" x 10'7"

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