



# 1221 Hugh Allan Drive 58 Kamloops British Columbia

\$409,000

OPEN HOUSE! Sunday, August 30th 1pm - 3pm... Welcome to unit 58 at Aberdeen Ridge -- arguably the best location and highest quality renovation ever listed in the complex. Overlooking lush green space with incredible privacy, this professionally renovated 2 bedroom, 1 bathroom townhome offers 1,145 sqft of move-in ready, low-maintenance living in sought-after Aberdeen. Perfect for first-time buyers, downsizers, or anyone looking for a stylish, low-maintenance home. Step inside to the bright, open-concept main floor. Featuring brand new flooring, fresh paint, and new lighting throughout the home. The renovated kitchen is complete with stainless steel appliances. Step outside the living room to the large private balcony to enjoy mountain and green space views -- perfect to enjoy your morning coffee. A dedicated storage and laundry room complete this level. Upstairs, you will find the primary bedroom with generous closet space and a private balcony overlooking mountains and green space. A second bedroom and beautifully renovated 4pc bathroom complete this level. One assigned parking stall. Brand new hot water tank. The monthly strata fee of \$413.20 covers water, sewer, garbage, and landscaping, and includes access to a tennis court and playground. Pets welcome -- up to 2 dogs, 2 cats, or 1 dog and 1 cat. This very desirable location ensures you're just minutes from schools, parks, shopping, and other amenities. Contact the listing team with your questions, or to book a viewing! (id:6769)

4pc Bathroom 8'3" x 7'4"

Bedroom 10'2" x 8'11"

Primary Bedroom 14'7" x 10'7"

Laundry room 9'3" x 8'9"

Living room 23'1" x 12'4"

Dining room 10'8" x 7'6"

Kitchen 10'8" x 10'4"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



Royal

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