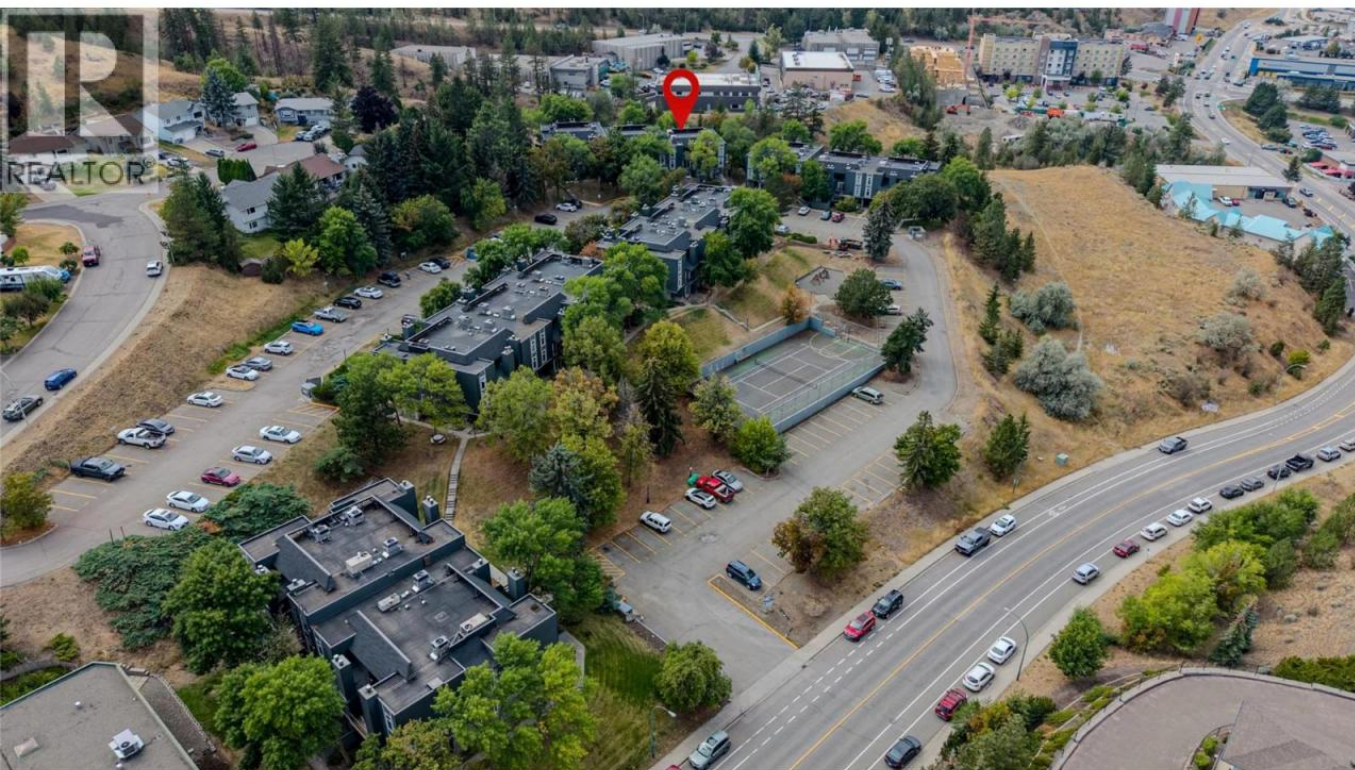




# 1221 HUGH ALLAN Drive 70 Kamloops British Columbia

\$349,900

Welcome to Aberdeen Ridge, where this updated 2-bedroom townhome offers a comfortable layout, excellent access to amenities, and a particularly appealing location within the complex. Positioned on the quieter side and backing toward a ravine, this home enjoys a private, treed outlook with mature natural growth creating a peaceful backdrop from both levels. The main floor offers a bright and functional living space with an updated kitchen, dedicated dining area, spacious living room, convenient in-suite laundry, and central air conditioning. Sliding doors provide access to a deck off the main living area. Upstairs you'll find two bedrooms and a full bathroom, including a primary bedroom with access to its own private deck overlooking the ravine and treed surroundings. The second bedroom provides useful flexibility for guests, children, or a home office. Centrally located in Aberdeen, this home is close to shopping, restaurants, everyday services, and offers convenient access to the Trans-Canada Highway. Aberdeen Mall and Costco are only minutes away, while outdoor enthusiasts will appreciate nearby access to the extensive trail network at Kenna Cartwright Nature Park. Public transit stops are also nearby. One parking stall is included. Central AC. Pets allowed - up to 2 dogs or 2 indoor cats or 1 dog and 1 indoor cat. Currently tenanted, with potential for occupancy after December 15, 2026. Buyer to confirm all listing details and measurements if deemed important. (id:6769)

Laundry room 9'9" x 8'4"

Living room 23'2" x 17'3"

Dining room 11'11" x 9'1"

Kitchen 8'9" x 8'8"

4pc Bathroom Measurements not available

Bedroom 10'5" x 8'11"

Primary Bedroom 10'2" x 14'2"

Foyer 6'9" x 2'11"

Listing Presented By:



Originally Listed by:  
REMAX Kamloops



Royal

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