



# 2020 VAN HORNE Drive 8 Kamloops British Columbia

\$679,000

Located in a highly desired Aberdeen neighborhood is this completely detached, level entry home with a full basement that perfectly blends style and functionality. The bright and spacious main floor features an updated kitchen with new countertops, custom cabinetry with convenient pull-outs, a pantry, and a bright breakfast nook. The open-concept floor plan flows from the formal dining room into a living room centered by a gas fireplace, where patio doors lead to a covered deck designed to maximize city-wide views. This outdoor space includes a natural gas BBQ hookup and steps down to a private, fenced yard boasting mature landscaping, perennial gardens, a dedicated watering system, and producing peach and pear trees. A custom gazebo equipped with lights, a mister, and a fan stays with the property, ensuring hours of outdoor enjoyment. The main floor is completed by a primary suite with a spacious walk-in closet and 3-piece ensuite, a second bedroom, and a conveniently located laundry room. Downstairs, the massive recreation space offers endless potential for a home gym, hobby room, or media room without sacrificing storage; featuring a generous 11x15 storage room and a 15-foot utility room. The lower level also includes an additional bedroom, a 3-piece bathroom, and a dedicated freezer room with built in countertops and a sink. Modern comforts with a double car garage, energy-efficient heat pump, and smart lighting throughout. This home offers the accessibility of being minutes from all Aberdeen amenities with a bareland strata fee of \$330.00/month. Pets allowed, including dogs. (id:6769)

Laundry room 8'2" x 7'8"

Bedroom 9'2" x 11'3"

Utility room 5'9" x 15'7"

Storage 15'4" x 11'1"

Other 7'11" x 16'8"

Recreation room 10'6" x 11'1"

Primary Bedroom 10'10" x 14'4"

Dining nook 11'5" x 7'7"

Living room 14'3" x 15'1"

Dining room 11'1" x 7'7"

Kitchen 7'9" x 9'8"

3pc Ensuite bath 5'6" x 7'7"

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)

<http://www.indybal.com/>



Royal

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3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Bedroom 10'1" x 14'9"