



# 851 Bramble Place Kamloops British Columbia

\$1,035,000

Welcome to 851 Bramble Place - a meticulously cared-for home in the heart of Aberdeen. This two-storey home sits proudly on a quiet, family-friendly cul-de-sac in one of Kamloops' most desirable neighbourhoods. Curated by the original homeowners, pride of ownership is evident throughout. Situated on a spacious pie-shaped lot, the fully fenced, landscaped yard features underground irrigation (front & back), a garden, and plenty of space for kids, pets, or entertaining. Inside, you're welcomed by a spacious foyer with 18-ft ceilings and a grand staircase. Large Low-E windows flood the home with natural light, creating a warm and inviting space. The main floor offers a flexible layout with formal living and dining rooms, perfect for gatherings. The kitchen is the heart of the home with granite countertops, solid wood cabinets, a custom island, and walk-in pantry. It connects seamlessly to the dining, family room, and patio. Upstairs offers three generously sized bedrooms, including a luxurious primary suite with walk-in closet and spa-like ensuite. The fully finished basement includes a 4th bedroom, den, full bathroom, and additional living space--great for teens, guests, or potential suite development. R2 zoning adds future income potential. Additional features: double garage (8'x9' Doors), gas BBQ hookup, hot tub rough-in with concrete pad, built-in vac. Walking distance to schools, shopping, and recreation. Book a private showing today! (id:6769)

5pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Bedroom 10' x 11'

Bedroom 10' x 11'2"

Primary Bedroom 15' x 12'8"

4pc Bathroom Measurements not available

Laundry room 14'0" x 12'6"

Recreation room 10'6" x 15'8"

2pc Bathroom Measurements not available

Foyer 7'2" x 9'

Mud room 9'8" x 9'2"

Family room 18'10" x 11'

Dining nook 5' x 5'6"

Pantry 3' x 6'2"

Kitchen 10'8" x 16'

Dining room 10'0" x 12'0"

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Listing Presented By:



Originally Listed by:  
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Den 8'11" x 10'6"

Living room 12' x 15'

Bedroom 10'6" x 13'3"