



# 754 Gifford Crt

795,000



**MURRAY BROWN**

**250-851-5688**

| [murrayfbrown@gmail.com](mailto:murrayfbrown@gmail.com)

| [www.kamloopshomes.com](http://www.kamloopshomes.com)



# 754 Gifford Crt

3 bedroom and den, 3 bathroom home in prime location on a quiet cut de sac in lower Aberdeen which has been lovingly updated since sellers have purchased. See floorplans for list of improvements. Main floor features open dining and living room area with hardwood floors and updated fireplace, updated kitchen with heated floors, new cabs, quartz counters and new hi end appliances in 2021. Easy access to beautifully landscaped backyard with raised garden bed area. 2021 Nu Vue patio cover with new railings and glass. Updated main bath and ensuite bath (quartz counters under vanity lighting and heated floors, jetted tub in main custom seated shower in ensuite). New windows throughout except for garage. Lower level features beautiful family room with heated floors, recent laminate, built in KEF speakers for surround sound, indirect valance lighting and cozy Belgium natural gas fireplace. 2021 new heated laminate flooring in the den. Huge laundry room updated with flooring and custom cabinets. HE furnace, air purifier, humidifier, heat recovery and heat pump. See complete improvement page on floorplans or download the doc on most websites.



updated hardwood floor new rock fireplace, new windows



## MEASUREMENTS

Bedroom	10'8" x 9'3"	Family Room	20'10" x 11'5"
Bedroom	10'6" x 9'2"		
Den	13'0" x 11'5"	Kitchen	16'7" x 10'0"
Dining	15'0" x 8'0"	Laundry	12'0" x 13'0"
Entrance	6'3" x 9'0"	Living	16'6" x 12'2"
		Mast BR	12'0" x 13'11"

## FEATURES

Many upgrades since sellers purchased. See the upgrade sheet attached to large floorplan or download from most websites.

A pleasure to show this home



## MURRAY BROWN

250-851-5688 | 800 Seymour Street, Kamloops, BC V2C 2H5  
murrayfbrown@gmail.com | www.kamloopshomes.com

This is not intended to solicit properties already listed for sale.

