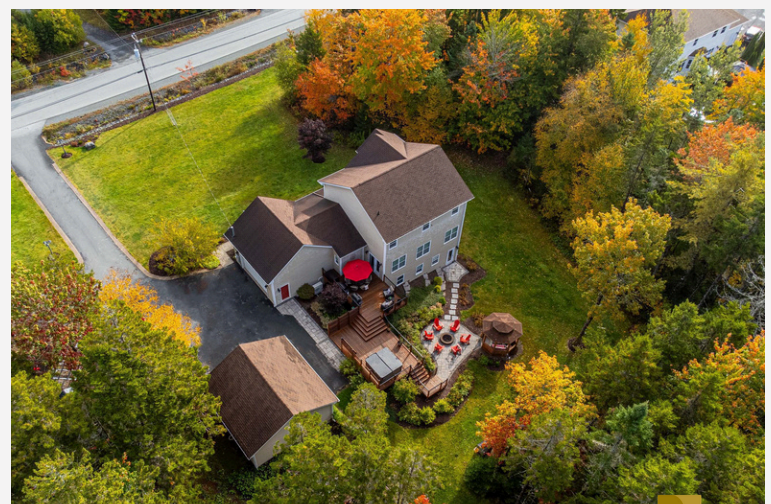


144 Aberdeen Drive

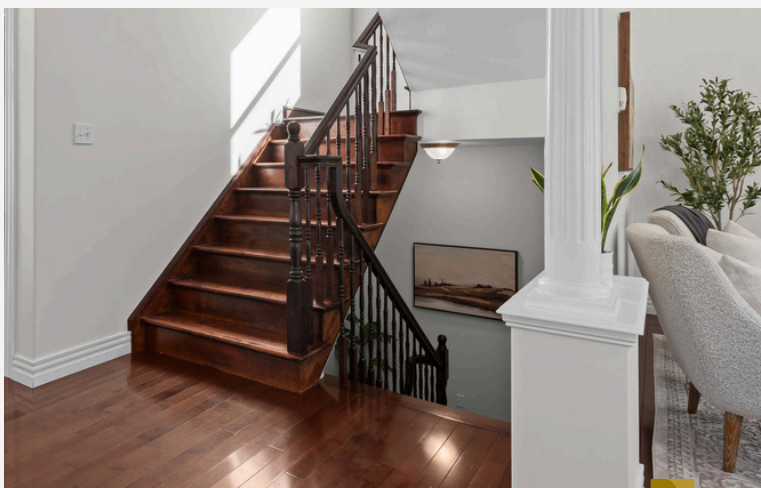
Fall River

\$1,099,000

- This stunning executive home in St. Andrews Village offers a refined rural lifestyle, seamlessly blending privacy, space, and modern comfort in one of Fall River's most sought-after communities.
- Impressive curb appeal with a covered front porch, perfect for enjoying the peaceful surroundings.
- With ample space for everyday living, this functional family home is designed to meet the needs of a busy family.
- The open concept living offers seamless flow between kitchen, dining, and living areas makes it perfect for family life and entertaining.
- Designed for both casual meals and formal gatherings, the spacious eat-in kitchen features solid wood cabinetry, ample storage, and the formal dining room is perfect for family meals and entertaining.
- The main-floor office offers a quiet workspace, while the propane fireplace adds warmth and ambiance to the living area.
- A mudroom, laundry, and powder room off the garage ensure everyday organization and convenience.



- The primary ensuite is a spacious retreat featuring a well-appointed ensuite with a walk-in shower, soaker tub, and a large walk-in closet.
- The fresh, neutral palette of the freshly painted main level makes the home feel bright, airy, and ready for your personal touches.
- A large basement rec room, theatre room, and two additional bedrooms with a full bath provide flexible space for guests, teens, or multi-generational living.
- Enjoy efficient & reliable comfort with a ducted heat pump (2023) for heating and cooling, radiant in-floor heat in the basement and attached garage.
- Be prepared for any power outages with a generator panel that ensures continuous electricity during storms or emergencies.
- The attached garage provides everyday convenience, while the detached garage is perfect for projects, car storage, or a dedicated workspace with extra room for tools and equipment.
- Set on a large, well-treed lot, this home offers privacy, tranquility, and plenty of space for outdoor activities, gardening, and relaxation.
- Enjoy a professionally landscaped and beautifully maintained yard with minimal upkeep, designed for both function and enjoyment.
- Garden doors off the kitchen open to a tiered back deck, perfect for entertaining, while the walk-out basement provides direct access to the backyard.



- Unwind in the hot tub, gather around the built-in, ventilated fire pit, or enjoy the gazebo, all set in a peaceful, meticulously landscaped backyard retreat.
- Enjoy a tight-knit community with parks, playgrounds, nearby lakes, and friendly neighbours, making it the perfect place to raise a family.
- A sought-after, french immersion family of schools from elementary through high school, offers excellent educational opportunities.
- Local shopping, dining, and recreational activities are all just minutes away, making daily life effortless.

