



# 536 TRILLIUM Drive Kamloops British Columbia

\$1,224,900

4 bedroom, 3 bathroom home offering approximately 3,104 sq. ft. of finished living space on the golf course in the family-oriented community of Sun Rivers. Residents enjoy nearby neighbourhood shops, restaurants, golf, and walking paths, while remaining just minutes from downtown Kamloops. The main floor features a spacious living room, dining area, and an updated kitchen with custom built-ins that add both function and character to the space. Large windows, along with the adjoining sunroom and balcony, capture expansive views of the valley and surrounding landscape. The main level also includes the primary bedroom with walk-in closet and ensuite, an additional bedroom, and a dedicated office. The lower level provides two additional bedrooms, a full bathroom, storage space, and a large recreation area with access to the covered patio. The layout offers flexibility and could function well as an in-law suite for extended family or guests. A double garage and multiple outdoor living areas, including a covered patio, balcony, and front porch, provide additional space to enjoy the surroundings. Located in Sun Rivers on a quiet cul-de-sac, the home benefits from a neighbourhood known for its golf course, walking paths, and growing selection of local amenities. (id:6769)

- Bedroom 12'0" x 10'0"
- Laundry room 4'0" x 10'0"
- Bedroom 12'0" x 12'6"
- Living room 13'6" x 18'2"
- Dining room 11'6" x 12'6"
- Kitchen 10'4" x 12'6"
- 4pc Bathroom Measurements not available
- Bedroom 13'2" x 11'4"
- Sunroom 24'6" x 9'6"
- Laundry room 7'4" x 5'0"
- Foyer 5'0" x 9'0"
- Den 9'10" x 12'0"
- Primary Bedroom 14'2" x 12'0"
- Living room 14'6" x 17'8"
- Dining room 10'6" x 12'6"
- Kitchen 13'6" x 12'2"

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