



# 536 TRILLIUM Drive Kamloops British Columbia

\$998,000

Attention: This well-appointed home includes a legally permitted suite, offering flexibility for a mortgage helper or private in-law living. Located along the golf course on a quiet cul-de-sac, the property captures expansive city and valley views. The main floor features a spacious living room, dining area, and an updated kitchen with custom built-ins that add both function and character. Large windows, along with the adjoining sunroom and balcony, bring in natural light and frame the surrounding landscape. The main level also includes the primary bedroom with a walk-in closet and ensuite, an additional bedroom, and a dedicated office. The lower level features two additional bedrooms, a full bathroom, storage, and a large recreation area with access to the covered patio. A double garage and multiple outdoor living areas, including a covered patio, balcony, and front porch, offer additional space for everyday use. Located in Sun Rivers, this home benefits from a neighbourhood known for its golf course, walking paths, and growing selection of local amenities, all just minutes from downtown Kamloops. (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 24'0" 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"

3pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



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