



## 1368 Sunshine Court Kamloops British Columbia

Dufferin/Southgate

**\$789,000**



Perfectly tucked into quiet, sought-after Dufferin, this beautifully updated home backs directly onto Kenna Cartwright Park offering instant access to hiking, biking, and wide-open green space. Whether you're a nature lover, a young family, or an investor starting out, this home offers value, flexibility, and peace of mind. Upstairs you'll find a bright 3-bedroom, 2-bathroom suite with updated paint, kitchen sink and faucet, upgraded lighting and pot lights, a stylish new backsplash, and rich hardwood flooring. The kitchen has been refreshed with painted upper cabinets, a newer dishwasher and hood fan, and flows out to a spacious deck, perfect for morning coffees or winding down after a hike. Downstairs, the fully furnished self-contained 1-bedroom suite with new flooring, a modern backsplash, upgraded sink and faucet, hood fan and its own in-suite laundry is ideal for rental income or multi-generational living. This home comes with a newer roof (approx. 3 years), large hot water tank, central A/C, forced air furnace, and upgraded window treatments throughout. Parking is a breeze with a double garage, space for three vehicles in the driveway, and additional off-street options. There's even underground sprinklers to keep things easy in the summer. With great schools nearby, a welcoming community vibe, and a layout perfect for blended families or smart investors, this home is ...



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