



## 1368 Sunshine Court Kamloops British Columbia

Dufferin/Southgate

**\$749,999**



As summer winds down and the kids are back to school, it's the perfect time to find your next home or investment. Tucked into quiet, sought-after Dufferin, this beautifully updated property backs directly onto Kenna Cartwright Park offering instant access to hiking, biking, and endless green space. Whether you're a nature lover, a young family settling into the new school year, or an investor planning your next smart move, this home offers flexibility, value, and peace of mind. Upstairs features a 3-bedroom, 2-bathroom suite with fresh updates including new paint, lighting, backsplash, and rich hardwood flooring. The refreshed kitchen with painted uppers, a newer dishwasher, hood fan, and stylish new sink and faucet flows onto a spacious deck, perfect for morning coffees or winding down after a busy day. The lower level provides a fully furnished 1-bedroom suite with its own laundry, new flooring, backsplash, and upgrades throughout, ideal for rental income or multi-generational living. Major updates like a newer roof (approx. 3 years), large hot water tank, and upgraded window treatments mean you can move in with confidence. Parking is effortless with a double garage, a three-car driveway, plus off-street options. Underground sprinklers keep maintenance simple. With excellent schools nearby, a welcoming community, and a layout that fits both growing families and investors, ...



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