



## 824 Sudbury Avenue Kamloops British Columbia

North Kamloops

# \$729,900



Welcome to 824 Sudbury Ave--an extensively updated North Kamloops bungalow that blends character, functionality, and income potential. Situated on a large, flat corner lot with lane access, this property offers incredible versatility with a fully wired detached shop, ample parking, and a private yard. Main level features 3 bedrooms and a fully renovated 5-piece bathroom, highlighted by thoughtful design and quality finishes. Inside, you'll be immediately drawn to the custom stonework surrounding the cozy wood fireplace, creating a warm and inviting focal point. The updated kitchen boasts new cabinetry, modern appliances, tile flooring, and is complemented by a stunning custom brick feature wall in the dining area. Each bedroom showcases unique wood and stone feature accents, adding character throughout. Downstairs, a well-appointed 2-bedroom suite offers excellent flexibility--ideal for extended family, students, or as a strong mortgage helper. Step outside and enjoy a truly special outdoor space, complete with raised garden beds, a private gazebo for entertaining, and a one-of-a-kind wood-fired pizza oven--perfect for hosting and enjoying Kamloops evenings. The southeast exposure provides beautiful morning sun and enhances the home's already impressive curb appeal. Significant mechanical upgrades include a H/E furnace, HWT, upgraded electrical panel, newer windows and updat...



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