



# 1374 SUNSHINE Court Kamloops British Columbia

\$715,000

This Dufferin home has been recently renovated and features vacant suite previously rented for \$1300/month. A spacious 4-bedroom, 3-bathroom home surrounded by Kenna Cartwright Park in the heart of Mt. Dufferin. The neighbourhood is conveniently located near Aberdeen Mall, bus stops, and Dufferin Elementary School. The main level boasts a U-shaped kitchen with ample counter space and sliding doors that open to a private patio and a low-maintenance backyard. Crown molding adorns the main floor, updated flooring and paint add to the charm, and a cozy gas fireplace creates a warm ambiance. The primary bedroom includes a spacious ensuite and a walk-in closet. The lower level features a self-contained one-bedroom suite with a separate entrance and a shared laundry area. The double garage has been partially converted for extra storage, and the driveway can accommodate up to three vehicles. Furniture is negotiable. Recent renovations include a new furnace (November 2020), hot water tank (August 2018), 200-amp upgrade (March 2021), and air conditioner (June 2021). All measurements are approximate, so buyers should verify any important details. Quick possession is possible! (id:6769)

Laundry room 10' x 10'

Recreation room 16' x 11'

Bedroom 10' x 9'

Kitchen 8' x 7'

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

3pc Ensuite bath Measurements not available

Bedroom 10' x 9'

Bedroom 12' x 10'

Primary Bedroom 14' x 11'

Living room 16' x 14'

Dining room 11' x 10'

Kitchen 9' x 9'

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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