



225 Sunhill Court Kamloops British Columbia

\$1,049,000

Have you ever imagined living in a beautifully updated two-story home in a quiet cul-de-sac location, with close proximity to various lifestyle features you are already participating in daily? A quick walk to Albert McGowan Park and its brand new splashpark, and close to McGowan Park Elementary School, and little further down are the Peterson Creek Walking Trails! You're also close to various restaurants, shopping centres and grocery stores. The gorgeous cedar pergola sitting area with paving stone greets you in the front as you enter the property to this five bedroom and four bathroom home. The main floor offers a modern layout with a front family room, office area, and separated dining room for entertaining larger groups, and then leads into the open living space with granite countertops in the kitchen with breakfast bar, airy dining nook for those daily meals and a spacious living room complete with a cozy fireplace! Finishing off with laundry / mudroom and two-piece powder room. The main and second floors have been updated with engineered hardwood throughout. Above you will find three generous bedrooms with the master bedroom facing the view, accompanied by a beautiful three-piece spacious en suite. Along the lower level you'll find a two bedroom self-contained suite with a massive kitchen, storage and laundry. Additional updates include roof / furnace / AC / Hot Water Tank in 2023. All meas are approx, buyer to confirm if important. Book your private viewing today! (id:6769)

3pc Ensuite bath Measurements not available

Primary Bedroom 13'10" x 14'4"

4pc Bathroom Measurements not available

Bedroom 9'10" x 10'9"

Bedroom 12'0" x 11'6"

Utility room 9'0" x 6'5"

Laundry room 11'1" x 13'1"

Dining room 11'1" x 13'1"

Kitchen 13'7" x 10'4"

Living room 15'4" x 17'4"

2pc Bathroom Measurements not available

Laundry room 5'11" x 7'8"

Office 10'1" x 7'8"

Family room 12'3" x 18'1"

Foyer 6'3" x 8'10"

Full bathroom Measurements not available

Bedroom 10'1" x 11'10"

Bedroom 10'6" x 11'10"

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna,
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The REALTOR®, REALTORS® and the REALTOR logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

