



# 2535 SUNSET Drive Kamloops British Columbia

\$949,900

Quality-built in 2021, this thoughtfully designed home offers a level-entry legal 1-bed, 1-bath suite with its own laundry, private entrance, and 9 ft ceilings. The main living area features 3 bedrooms and 2 bathrooms, including a spacious primary suite with a walk-in closet and a 4-piece ensuite showcasing a 5' shower and double sinks with quartz countertops. The bright, open-concept main floor includes a modern kitchen with an island, black stainless steel appliances, quartz counters, and direct access to the covered deck. On the level-entry floor, a bedroom and dedicated laundry area are reserved exclusively for the upstairs occupants, fully separate from the suite. The legal suite is bright and inviting, offering an open layout with a kitchen island and two access points, including a walkout to the back patio and yard. This home features separate electrical systems and meters, along with individual hot water tanks and heating/air-exchange systems for each living space. Outside, enjoy good front parking and a flat, fully fenced, low-maintenance yard with grass, a fire pit area, and underground sprinklers. Conveniently located close to all amenities, including elementary and high schools, parks, shopping, and transit. Currently tenanted month-to-month by respectful tenants who would love to stay. 6 years left of the original 2-5-10 New Home Warranty. All measurements approximate. (id:6769)

Laundry room 9'4" x 6'7"

Bedroom 10'0" x 9'1"

Bedroom 12'7" x 11'3"

Living room 14'6" x 9'2"

Kitchen 15' x 13'5"

4pc Bathroom Measurements not available

Bedroom 14'2" x 10'5"

Bedroom 11'10" x 10'7"

Primary Bedroom 16'0" x 15'0"

Living room 15'1" x 14'4"

Dining room 15'3" x 9'5"

Kitchen 15'3" x 12'3"

4pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

Royal LePage Westwin Realty

<http://www.nolanpastoor.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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