

# \$1,025,777 - 400 Sun Rivers Drive W, Kamloops

MLS® #10361195

**\$1,025,777**

5 Bedroom, 4.00 Bathroom, 3,395 sqft

Single Family on 0.00 Acres

Sun Rivers, Kamloops, British Columbia

Welcome to your dream home, literally, a past Y Dream Home, 400 Sun Rivers Drive West! Where thoughtful design meets comfort. This expansive 5 bedroom + den + office (with possibility to turn it back into 6 bedrooms!), 3.5 bath gorgeous and airy home offers more then the listing description will fit (ask for the feature sheet to see everything it offers!); packed with upgrades, comfort, and versatile spaces for the whole family. A few top points to focus on: A dreamy primary suite built for relaxation with a jacuzzi tub, walk in closet, gas fireplace and walks right onto your own private patio! A massive home theatre room with surround sound wiring, screen-ready wall, projector mount, and wire management – just bring your own popcorn (and projector)! Downstairs you will find a new expansive kitchen (2022), second laundry, and another private patio! Did someone say hot tub?! Yes, we did! Enjoy radiant in-floor heating throughout (even in the garage!), hardwood floors upstairs, all new carpets (2021 & 2022), new downstairs flooring (2022), painted throughout (2022 & 2025), gas BBQ hook-up, underground sprinklers and drip lines, private patios and decks, and \$3K+ in new blinds. This one checks all the boxes – come see it for yourself! Whether you’re entertaining under the stars, enjoying cozy movie nights, or hosting family in comfort and privacy, this home offers it all - and more. (id:6289)

Built in 2000



## Essential Information

Listing #	10361195
Price	\$1,025,777
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	3,395
Acres	0.00
Year Built	2000
Type	Single Family
Sub-Type	Leasehold/Leased Land
Style	Ranch

## Community Information

Address	400 Sun Rivers Drive W
Subdivision	Sun Rivers
City	Kamloops
Province	British Columbia
Postal Code	V2H1R6

## Amenities

Amenities	Golf Nearby
Features	Private setting, Corner Site, Balcony
Parking Spaces	4
Parking	Additional Parking, Attached Garage, Heated Garage, Street
# of Garages	2
View	View (panoramic)

## Interior

Appliances	Range, Refrigerator, Dishwasher, Dryer, Microwave, Washer
Heating	Geo Thermal
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
# of Stories	1

## Exterior

Exterior	Other
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Exterior Features    Landscaped, Underground sprinkler  
Roof                      Asphalt shingle

### **Additional Information**

Zoning                      Unknown

### **Listing Details**

Listing Office              eXp Realty (Kamloops)



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Listing information last updated on October 13th, 2025 at 5:16pm MDT