

# \$715,000 - 1374 Sunshine Court, Kamloops

MLS® #10364825

**\$715,000**

4 Bedroom, 3.00 Bathroom, 1,966 sqft

Single Family on 0.14 Acres

Dufferin/Southgate, Kamloops, British Columbia

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:6289)

Built in 1998

## Essential Information



Listing #	10364825
Price	\$715,000
Bedrooms	4
Bathrooms	3.00
Square Footage	1,966
Acres	0.14
Year Built	1998
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	1374 Sunshine Court
Subdivision	Dufferin/Southgate
City	Kamloops
Province	British Columbia
Postal Code	V2E2P9

### Amenities

Parking Spaces	2
Parking	Attached Garage
# of Garages	2

### Interior

Heating	Forced air, See remarks
Cooling	Central air conditioning
# of Stories	2

### Exterior

Exterior	Vinyl siding
Roof	Asphalt shingle

### Additional Information

Zoning	Unknown
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### Listing Details

Listing Office	RE/MAX Real Estate (Kamloops)
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