

\$950,000 - 5048 Heffley Louis Cr Road, Kamloops

MLS® #10345202

\$950,000

3 Bedroom, 3.00 Bathroom, 1,606 sqft

Single Family on 40.00 Acres

Heffley, Kamloops, British Columbia

Welcome to your private oasis in the spectacular Heffley Valley! Watch your kidsâ€™ eyes sparkle as they learn to grow their own garden, raise chickens, and bake bread â€“ all while living a wholesome, country lifestyle in this truly remarkable setting. Built in 2020, this charming 3-bedroom, 3-bathroom home blends modern finishes with timeless farmhouse appeal, featuring quartz counters, a cozy wood stove, a top-of-the-line UV water filtration system, and 2 covered porches perfect for enjoying the serene surroundings. The traditional two-storey layout offers an open concept main floor with a spacious, family-friendly kitchen, walk-in pantry, 2-piece bath, and access to both the front and back porches. The primary bedroom retreat features a luxurious ensuite with a walk-in tile shower and double vanity, while the two spacious spare bedrooms share a well-appointed 4-piece bathroom. Set on 40 acres and backing onto crownland, the property is enriched by Cahilty Creek meandering through, an artesian well, and a preliminary timber value report on file. The 512 sq ft detached shop offers 200-amp service, a washroom, and is roughed in for a future carriage suite, while an additional off-grid premise is ready for siding. Outdoor features include chicken coops, dog runs, fenced paddocks, and a yoga deck perched along the creek. Friendly neighbours always willing to lend hand and affordable driveway snow removal available. Portion of land outside ALR.



(id:6289)

Built in 2020

Essential Information

Listing #	10345202
Price	\$950,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,606
Acres	40.00
Year Built	2020
Type	Single Family
Sub-Type	Freehold

Community Information

Address	5048 Heffley Louis Cr Road
Subdivision	Heffley
City	Kamloops
Province	British Columbia
Postal Code	V0E1Z1

Amenities

Amenities	Ski area
Features	Private setting
Parking Spaces	1
Parking	Additional Parking, Attached Garage, RV, See Remarks
# of Garages	1
Is Waterfront	Yes
Waterfront	Waterfront on creek

Interior

Appliances	Range, Refrigerator, Dishwasher, Washer & Dryer
Heating	Baseboard heaters, Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood

of Stories 2

Exterior

Exterior Other

Roof Metal

Additional Information

Zoning Unknown

Listing Details

Listing Office eXp Realty (Kamloops)



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