

\$1,299,000 - 2448 Barnhartvale Road, Kamloops

MLS® #10346583

\$1,299,000

3 Bedroom, 1.00 Bathroom, 1,640 sqft

Single Family on 78.00 Acres

Barnhartvale, Kamloops, British Columbia

Beautiful lakefront setting on 78 Acres, located in the scenic Barnhartvale Valley, backing onto crown land with approx. 40 acres irrigated hayland/pasture with excellent water rights, including rights from Monte Creek for storage capacity. The 3 bdrm/2 bath rancher style home (not manufactured) features half basement, perfect for rec or games room & the upper floor features a very nicely updated kitchen with newer appliances & amazing views over the lake. Also a 30'x40' Quonset shop on property for parking all the toys. The property has excellent potential for horses and/or cattle with hayland that has produced up to 300 round bales per year (varies with weather conditions) & backs onto Crown land with miles of riding and/or hiking trails & just minutes to Hwy 97, Monte Lake & school bus pickup at your driveway. Also fire protected area. Currently tenanted on month to month basis. If you need more land, the adjoining 2 parcels are also listed for sale at 2370/2582 Barnhartvale Rd. Contact L.S. for details regarding the current grazing lease on adjoining crown land. (id:6289)

Built in 1960

Essential Information

Listing #	10346583
Price	\$1,299,000
Bedrooms	3



Bathrooms	1.00
Square Footage	1,640
Acres	78.00
Year Built	1960
Type	Single Family
Sub-Type	Freehold
Style	Ranch

Community Information

Address	2448 Barnhartvale Road
Subdivision	Barnhartvale
City	Kamloops
Province	British Columbia
Postal Code	V2C6Y1

Amenities

Features	Private setting
Parking Spaces	2
Parking	Detached Garage
# of Garages	2
View	Lake view, Mountain view, View of water
Is Waterfront	Yes
Waterfront	Waterfront on lake

Interior

Appliances	Range, Refrigerator, Dishwasher
Heating	Forced air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	1

Exterior

Exterior	Vinyl siding
Roof	Metal

Additional Information

Zoning	Agricultural
--------	--------------

Listing Details

Listing Office

eXp Realty (Kamloops)



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 11:16pm MDT