

\$1,625,000 - 2225 Hazelhurst Road, Merritt

MLS® #10348446

\$1,625,000

3 Bedroom, 2.00 Bathroom, 1,512 sqft

Single Family on 14.27 Acres

Merritt, Merritt, British Columbia

This exceptional 14.27 acre property blends functionality with peaceful rural charm. Spanning four separate titles, the property has been transformed over 23 years into a fully developed homestead, ideal for livestock, sustainable agriculture, and country living. The flat, fertile land is fenced and cross-fenced with a thoughtful layout for efficient grazing and livestock management. Enjoy water rights from the Nicola River (April–October), a 10HP pump with handlines, and a rip-rapped riverbank for erosion control. A 90 GPM drilled well ensures abundant water for domestic use and animals. At the heart sits a well maintained 2002 manufactured home on a full unfinished basement. South-facing with mountain and pasture views, it features a wood-burning stove for cozy winter days. Outbuildings include a 120'x20' covered barn with alleyway, livestock pens with 3 auto waterers, a covered cattle handling facility with power with access to water, wired tack building, riding/roping arena, liner loading dock, and 4 frost-free taps. This property offers freedom, flexibility, and opportunity whether you're an equestrian, hobby farmer, or aspiring homesteader. With excellent infrastructure and natural resources, it's the rural lifestyle you've been dreaming of. This property is located 15 minutes West of Merritt, BC on Hwy 8 in the beautiful Sunshine Valley. See attached video for a full property tour. Call the listing agent for more information or to book your private in person tour. (id:6289)



Built in 2002

Essential Information

Listing #	10348446
Price	\$1,625,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,512
Acres	14.27
Year Built	2002
Type	Single Family
Sub-Type	Freehold
Style	Ranch

Community Information

Address	2225 Hazelhurst Road
Subdivision	Merritt
City	Merritt
Province	British Columbia
Postal Code	V1K1N7

Amenities

Parking	Oversize
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Appliances	Refrigerator, Dishwasher, Range - Electric, Washer & Dryer
Heating	Forced air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	1

Exterior

Exterior	Vinyl siding
Roof	Metal

Additional Information

Zoning	Unknown
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Listing Details

Listing Office Royal LePage Merritt R.E. Serv



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