

\$899,900 - 4377 Shuswap Road, Kamloops

MLS® #10355992

\$899,900

4 Bedroom, 3.00 Bathroom, 4,050 sqft

Single Family on 44.48 Acres

South Thompson Valley, Kamloops, British Columbia

Rugged Luxury & Limitless Potential - 44.48 Acres Just 35 Minutes from Kamloops! Welcome to your private escape where breathtaking views, versatile zoning, and custom craftsmanship come together on 44.48 acres of serene wilderness. Located just 35 minutes from Kamloops and 10 minutes from Pritchard, this beautifully designed custom home offers sweeping views from every level and includes a fully self-contained suite with its own entrance, ideal for extended family or income potential. Zoning supports a wide variety of uses such as ranching, vineyards, orchards, a B&B, golf course, camp, dairy, greenhouses, bike park, farm store, even a firing range (buyer to verify). With only the back 7 acres in the ALR, there's potential to subdivide into two 20+ acre parcels and add a secondary dwelling, perfect for multi-generational living or long-term investment. The property includes a barn with chicken coop, a fenced 1-acre yard plus 2-acre paddock, a woodshed with hot water and power, newer appliances including a dual-zone oven, in-floor basement heating, an outdoor wood boiler to reduce hydro costs, and a reliable 10 GPM well. Dual driveways provide access from both Shuswap Road and Pemberton, and the land is partially perimeter-fenced with an extremely private setting, AWD vehicle required. Whether you're envisioning a hobby farm, wellness retreat, or something more ambitious, this rare



blend of tranquility, and value offers a truly extraordinary place for your next chapter.

(id:6289)

Built in 2010

Essential Information

Listing #	10355992
Price	\$899,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	4,050
Acres	44.48
Year Built	2010
Type	Single Family
Sub-Type	Freehold
Style	Split level entry

Community Information

Address	4377 Shuswap Road
Subdivision	South Thompson Valley
City	Kamloops
Province	British Columbia
Postal Code	V0E2P0

Amenities

Amenities	Golf Nearby
Features	Private setting, Sloping, See remarks
Parking Spaces	10
View	View (panoramic)

Interior

Appliances	Range, Refrigerator, Cooktop, Dryer, Microwave, Washer, Washer & Dryer
Heating	In Floor Heating, Forced air, Other
# of Stories	3

Exterior

Exterior	Other
Exterior Features	Landscaped, Sloping, Wooded area
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Brendan Shaw Real Estate Ltd.
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