

\$2,199,900 - 8245 Edwards Road, Kamloops

MLS® #10365068

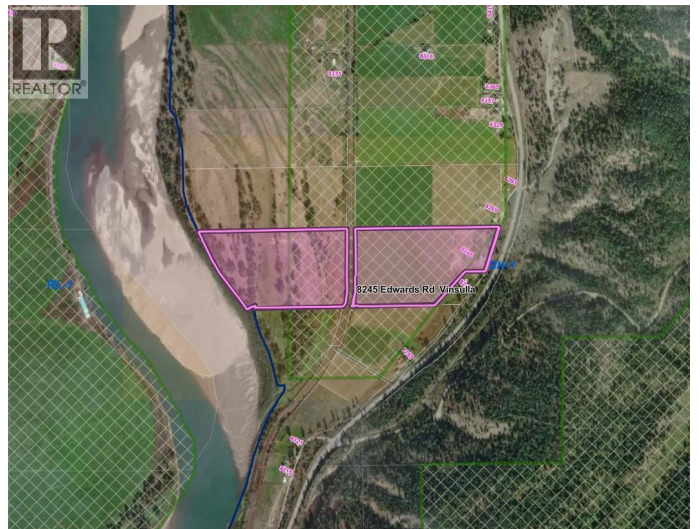
\$2,199,900

3 Bedroom, 3.00 Bathroom, 2,700 sqft

Single Family on 52.00 Acres

Heffley, Kamloops, British Columbia

Discover the perfect blend of modern living & country charm at this beautifully renovated custom home with 52+ riverfront acres offering privacy, comfort, & breathtaking natural surroundings. This custom 3 bedroom + an office, 3 bathroom Barndominium has been thoughtfully redesigned with high-quality finishes throughout, featuring a spacious open-concept layout. The main living space features 13ft vaulted ceilings accented by a beautiful fireplace; an ideal space for entertaining or relaxing. Luxury custom kitchen boasts modern cabinetry, premium appliances, walk-in pantry & a large island-- a true centrepiece for gatherings. Enjoy an oversized primary bedroom boasting a serene retreat with a custom en-suite bathroom finished with a soaker tub & separate walk-in tiled shower (rain shower), & a generous walk-in closet. Outside, enjoy the best of rural living with a private beach, scenic trails, pasture & a BC Greenhouse for year-round gardening. This property also includes a productive hay-field with push-button irrigation, generating 3 cuts with 200-250 round bales. Plenty of water with 2 wells (domestic & an irrigation well). Encompassed in the Barndominium is an attached double car garage, breezeway, a massive shop & a separate 2 level outbuilding as well as covered hay storage. Peaceful, private, & just a short drive to Kamloops, this property offers a rare opportunity to own an immaculate piece of riverfront paradise. Inquire for a full info package or private



viewing! (id:6289)

Built in 1993

Essential Information

Listing #	10365068
Price	\$2,199,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,700
Acres	52.00
Year Built	1993
Type	Single Family
Sub-Type	Freehold
Style	Contemporary

Community Information

Address	8245 Edwards Road
Subdivision	Heffley
City	Kamloops
Province	British Columbia
Postal Code	V0E1Z2

Amenities

Amenities	Recreation, Shopping, Ski area
Utilities	Electricity
Features	Central island
Parking Spaces	2
Parking	Additional Parking, Attached Garage, Breezeway, RV, See Remarks
# of Garages	2
View	River view, Valley view, View (panoramic)
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Appliances	Refrigerator, Dishwasher, Microwave, See remarks, Washer & Dryer, Water purifier, Water softener
Heating	Forced air, Heat Pump, See remarks

Cooling	Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Propane
# of Stories	1

Exterior

Exterior	Metal
Roof	Metal

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Royal LePage Westwin Realty
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