

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

MLS® #10365068

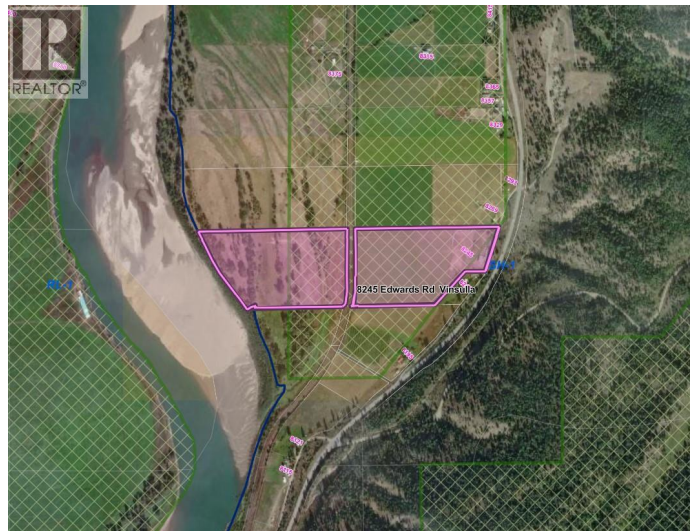
**\$2,199,900**

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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