

\$1,455,500 - 1585 Lance Road, Kamloops

MLS® #10365639

\$1,455,500

4 Bedroom, 3.00 Bathroom, 3,224 sqft

Agriculture on 8.51 Acres

Pritchard, Kamloops, British Columbia

Income-Producing Farm, River Views & Endless Potential. Discover the perfect blend of country living and business opportunity with this exceptional 8.5-acre property in Pritchard. Ideally located just off the highway and less than 30 minutes to Kamloops, this property offers lush irrigated hay land, fertile soil, and a prime lower elevation-giving you an extended growing season and incredible potential for farm-gate or market garden sales right from your doorstep. A rare bonus is the on-site, fully equipped meat processing facility with an active farm-gate license. It's ready to go with a walk-in cooler, walk-in freezer, rail system for easy deliveries, and a certified independent water and filtration system... everything you need to step right into or expand your own meat cutting business. For hobby farmers, livestock owners, or horse enthusiasts, the setup is already in place with multiple pens, shelters, and hay storage. The mostly level land offers unlimited possibilities to customize your ideal layout—whether that's expanding operations, creating a beautiful equestrian haven, or simply enjoying wide-open space and privacy. The spacious 3200 sq ft, 4 bdrm/3 bath home sits perfectly to take in stunning panoramic river & valley views, featuring an ICF foundation for year-round energy efficiency. A bright, main level entry floor plan w/vaulted ceilings in living rm flows out onto a large deck overlooking the landscape, while the 1-bedroom in-law suite in bsmnt is perfect for extended family or live-in



help. The attached 2 car garage features a large storage rm below creating bonus space in the bsmnt, just waiting for your finishing ideas for possible games or media rm. An older mobile home on the property is currently occupied by a family member, adding even more flexibility. This is more than a propertyâ€”itâ€™s a lifestyle, a business opportunity, and a chance to build your dream in one of the most scenic and productive areas of the Thompson Valley. (id:6289)

Built in 2007

Essential Information

Listing #	10365639
Price	\$1,455,500
Bedrooms	4
Bathrooms	3.00
Square Footage	3,224
Acres	8.51
Year Built	2007
Type	Agriculture
Sub-Type	Freehold
Style	Ranch

Community Information

Address	1585 Lance Road
Subdivision	Pritchard
City	Kamloops
Province	British Columbia
Postal Code	V0E2P0

Amenities

Amenities	Recreation
Parking Spaces	2
Parking	Additional Parking, Attached Garage, Detached Garage, RV
# of Garages	4
View	View (panoramic)

Interior

Appliances	Range, Refrigerator, Dishwasher, Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	2

Exterior

Exterior	Stucco
Roof	Asphalt shingle
Foundation	Insulated Concrete Forms

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	eXp Realty (Kamloops)
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