



## 130 BALLOU Road Kamloops British Columbia

\$650,000

Stunning Kamloops Lake Views & Absolute Privacy on 2.63 Acres! Perched on an elevated plateau in Savona, this unique property offers the perfect blend of rustic charm, ultimate privacy, and incredible potential with AF-1 zoning. Located just 20 minutes outside of Kamloops with direct access to the Trans-Canada Highway, this acreage is an outdoor lover's dream with direct (drive off) access to crown land for outdoor adventures. 1,188 sq ft rancher with unique open-concept living plan ready for your finishing touches. Cozy, efficient wood stove also with convenient electric zone heating. 2.63 flat, uniquely private and usable acres. Breathtaking 180+ degree panoramic views of Kamloops Lake and the Thompson River Valley -- unforgettable sunrises & sunsets! Recently upgraded, long-lasting metal roof. Complete peace-of-mind with updated plumbing and electrical [200 amp + 100 amp to shop]. Hard-to-find perk for acreages--fully connected to municipal water. And not to be overlooked is the massive 20' x 40' detached workshop, perfect for toys, tools, or projects. Bring your ideas and finish this hidden gem to match your exact style! (id:6769)

4pc Bathroom 9'2" x 7'4"

Other 12' x 15'

Mud room 15'9" x 7'6"

Bedroom 9'3" x 13'9"

Bedroom 9'3" x 13'10"

Primary Bedroom 13'10" x 10'1"

Kitchen 12'6" x 8'11"

Dining room 12'6" x 7'

Living room 12'10" x 14'6"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kamloops)



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

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