



## 2225 BARBARA Avenue Kamloops British Columbia

\$885,000

Welcome to your own private riverfront retreat. This custom-designed 4-bedroom home is perfectly situated on a quiet cul-de-sac, offering both tranquility and convenience. Set on nearly half an acre (74' x 262'), the property combines stunning natural surroundings with the comforts of modern living. The spacious main level is thoughtfully designed with the primary bedroom, kitchen, and living room all on the ground floor, allowing seamless access to the backyard and pool area. Large windows showcase the beautiful river views while filling the home with natural light. The kitchen is the heart of the home, with ample space for cooking and entertaining, flowing easily into the living and dining areas. Upstairs, you'll find additional bedrooms, including one with a private balcony overlooking the 20x40 in-ground pool—perfect for morning coffee or relaxing evenings. The outdoor space is an entertainer's dream, featuring a large pool deck and plenty of room for gatherings in a private, fully fenced yard. Practical features add to the appeal: a circular driveway, double garage, abundant parking for guests, and a convenient RV sani dump. Whether you're hosting summer pool parties, enjoying peaceful riverfront mornings, or simply appreciating the privacy of your expansive lot, this property offers a lifestyle unlike any other. Practical features add to the appeal: a circular driveway, double garage, abundant parking for guests, and a convenient RV sani dump. Whether you're hosting summer pool parties, enjoying peaceful riverfront mornings, or simply appreciating the privacy of your expansive lot, this property offers a lifestyle unlike any other. (id:6769)

Laundry room 20' x 7'

3pc Bathroom Measurements not available

Dining nook 14' x 13'

Dining room 11' x 10'

Primary Bedroom 14' x 12'

Living room 19' x 18'

Kitchen 14' x 11'

Living room 19' x 18'

Bedroom 12' x 13'

Bedroom 12' x 10'

Bedroom 12' x 9'

Foyer 13' x 10'

Listing Presented By:



Originally Listed by:

One Percent Realty Ltd. (Kam)



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.