



3197 Shuswap Road Kamloops British Columbia

\$1,399,000

Overlooking the South Thompson River and set on 2 acres, this impressive property offers space, versatility, and an exceptional setting. The 1,524 sq ft updated rancher welcomes you with a bright living room filled with natural light and anchored by a gas fireplace. The kitchen is a standout, finished with arborite countertops, white cabinetry, and an attractive appliance package, creating a clean and functional space for everyday living and entertaining. The home offers 2 bedrooms and 2 bathrooms, including a beautifully renovated main bath, while the second bedroom features a built-in Murphy bed with custom storage. A spacious mudroom and bonus storage and freezer area provide practical access to the expansive back patio. A true highlight is the 1,000 sq ft heated main shop, complete with gas furnace, hoist, 100-amp service, and a 362 sq ft built-in sea can offering additional storage or workspace. The backyard is designed for entertaining with a large patio, garden boxes, and a gazebo-covered saltwater Arctic Spa hot tub. Ideal for intergenerational living, the 2018 manufactured home offers 1,222 sq ft with 3 bedrooms, 2 full bathrooms, its own detached shop, separate hydro meter, and central A/C. This secondary dwelling is designated for family or caretaker use and is not permitted as a rental property. Flat usable yard space, ample parking, separate septic systems, and an upper tier offering future versatility complete this outstanding South Thompson offering. (id:6769)

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)

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Royal

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Other 9'4" x 11'5"

4pc Ensuite bath Measurements not available

3pc Bathroom Measurements not available

Other 5'6" x 8'1"

Primary Bedroom 12'11" x 19'9"

Other 7'5" x 18'7"

Bedroom 15'3" x 11'1"

Living room 13'0" x 18'0"

Foyer 7'2" x 16'9"

Other 5'8" x 5'2"

Primary Bedroom 11'7" x 14'11"

Bedroom 12'2" x 9'1"

Bedroom 9'7" x 9'2"

Living room 14'1" x 14'1"

Dining room 11'7" x 5'9"

Kitchen 11'5" x 11'5"

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Dining room 12' x 7'
Kitchen 11'9" x 12'10"

Full bathroom Measurements not available