



5420 Heffley Louis Creek Road Kamloops British Columbia

\$495,000

The current owners are motivated to sell this property. It is a: 2 bedroom, 2 bathroom, 1800 square foot house on 1.5 acres of land. The property provides easy access to Sun Peaks, a 30 minute drive, and is only 50 minutes to Kamloops or 20 minutes to Barriere. (The Heffley-Louis Creek road is well maintained year round.) The building is a renovated school house that was built in 1950-1 and had major renovations completed in 2006-09. The building sits on a concrete foundation. The exterior is clad in Hardy Panel with a steel roof. It has a water system that harvests water from the roof to store 8500 gallons of water in an underground cistern. In 2024 the current owners installed a Whole House UV filter system to filter for potable water. The house is connected to BC Hydro with a 200 amp service to power, LED lighting, electric baseboards and an electric hot water heater, installed in 2026. The house has a CSA approved wood burner with an oven. The chimney was swept and cleaned 2026. Also included in this property is a small workshop/chicken coop and two 40 foot Sea-Cans. (id:6769)

3pc Bathroom 11'6" x 6'5"

Storage 8'7" x 5'6"

Library 15'2" x 6'10"

Primary Bedroom 15'4" x 11'11"

3pc Bathroom 9' x 5'7"

Sunroom 15'10" x 13'9"

Foyer 11'4" x 4'8"

Laundry room 9'7" x 8'2"

Bedroom 11'6" x 9'2"

Den 10'4" x 8'1"

Dining room 19'3" x 13'

Living room 19'7" x 15'5"

Kitchen 19'3" x 5'10"

Listing Presented By:



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Royal

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