



3197 Shuswap Road Kamloops British Columbia

South Thompson Valley

\$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 ...



RE/MAX Kelowna
 100-1553 Harvey Avenue
 Kelowna, BC,
 Canada

Mike Grant

eXp Realty (Kamloops)

Phone: (250) 574-6453

<https://www.mikegrant.ca/>

