



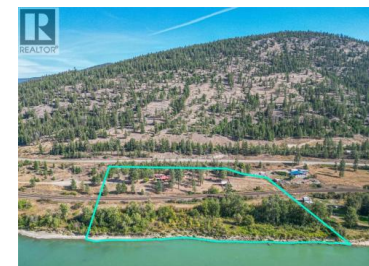
REALTOR®



7969 Yellowhead Highway Kamloops British Columbia

Heffley

\$799,900



Welcome to 7969 Yellowhead Hwy, your own piece of paradise along the beautiful North Thompson River. This unique 9 acre property offers the perfect blend of rural tranquility & convenience. Situated just 20 min from Kamloops, 45 min to Sun Peaks Resort, & only a few minutes to Hefley Creek Elementary. The charming 2-bdrm, 1-bath log cabin has been lovingly maintained & thoughtfully updated, making it move-in ready. Recent improvements include: new flooring, interior paint throughout, updated appliances, new hot water tank, windows & more. There is an electric furnace & A/C for year-round comfort, and a cozy wood-burning furnace for that true cabin feel. There is a metal roof and recently re-stained logs for lasting durability. The property offers breathtaking mountain and river views & endless possibilities for outdoor living, farming, or recreation. There is a water license for irrigation, a 70' drilled well (approx. 30 gpm), 200 AMP panel, barn with power, 45' foot storage container & root cellar. There is a fenced garden area & a variety of fruit trees, including apple, pear & plum. With its combination of privacy, accessibility, and natural beauty, this property is ideal for those seeking a rural lifestyle without sacrificing proximity to town amenities. Whether you're envisioning a small hobby farm, or a peaceful retreat by the river, this property offers it all. There...



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