



## 8245 Edwards Road Kamloops British Columbia

Heffley

# \$2,199,900



Discover the perfect blend of modern living & country charm at this beautifully renovated custom home with 52+ riverfront acres offering privacy, comfort, & breathtaking natural surroundings. This custom 3 bedroom + an office, 3 bathroom Barndominium has been thoughtfully redesigned with high-quality finishes throughout, featuring a spacious open-concept layout. The main living space features 13ft vaulted ceilings accented by a beautiful fireplace; an ideal space for entertaining or relaxing. Luxury custom kitchen boasts modern cabinetry, premium appliances, walk-in pantry & a large island-- a true centerpiece for gatherings. Enjoy an oversized primary bedroom boasting a serene retreat with a custom en-suite bathroom finished with a soaker tub & separate walk-in tiled shower (rain shower), & a generous walk-in closet. Outside, enjoy the best of rural living with a private beach, scenic trails, pasture & a BC Greenhouse for year-round gardening. This property also includes a productive hay-field with push-button irrigation, generating 3 cuts with 200-250 round bales. Plenty of water with 2 wells (domestic & an irrigation well). Encompassed in the Barndominium is an attached double car garage, breezeway, a massive shop & a separate 2 level outbuilding as well as covered hay storage. Peaceful, private, & just a short drive to Kamloops, this property offers a rare opportunity to ...



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