



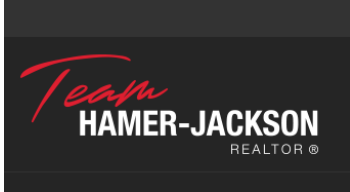
**8753 Veteran Road Kamloops British Columbia**  
 Heffley  
**\$1,099,000**



Welcome to 8753 Veteran Road. Set on 5.1 fully fenced acres just 20 minutes from Kamloops, this private riverfront property offers a perfect blend of rural tranquility and convenience. The 1,620 sq. ft. rancher features an open-concept design with granite countertops, stainless steel appliances, and a cozy wood stove insert, all set above a 3-foot crawl space. Enjoy breathtaking mountain and river views, along with an impressive 465 ft. of river frontage. Approximately 3 acres of open fields provide excellent potential for horses or hobby farming, supported by an abundant 80+ gal/min horizontally drilled river well and irrigation system to keep the land green and productive. A new propane hot water boiler ensures efficient, reliable heating. The property also includes a heated attached two door garage, detached workshop, animal shelters, and covered RV parking, offering plenty of space for storage and projects. Conveniently located near Sun Peaks and Heffley Lake, this is an exceptional opportunity to enjoy peaceful country living with year-round recreation close by. All measurements are approximate. (id:6769)

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