



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

Discover your dream property on this 40-acre riverside acreage, nestled among towering trees and surrounded by breathtaking natural beauty. This property combines the best of country living with the convenience of urban amenities just a short drive away. As you explore this property, you'll encounter a picturesque landscape adorned with an abundance of trees, shrubs, and vibrant perennials, including raspberry bushes that promise a bountiful harvest for you and your loved ones. The heart of the property is the charming 4-bedroom house that awaits you. Large windows throughout the home allow an abundance of natural light to fill every corner, creating a warm and inviting atmosphere. The kitchen features an inviting island that serves as a gathering point for casual conversations or impromptu meals. Abundant cabinetry offers ample storage for all your cooking needs, while large windows allow you to soak in the stunning views and enjoy the bright, sunlit space. Adjacent to the kitchen is a large dining area. The living room of this home boasts a stunning

**914058 HWY 35 Manning Alberta**

**\$800,000**

**Walker Cote**

Sutton Group Grande Prairie Professionals

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