



130 BALLOU Road Kamloops British Columbia

\$650,000

Stunning Kamloops Lake Views & Absolute Privacy on 2.63 Acres! Perched on an elevated plateau in Savona, this unique property offers the perfect blend of rustic charm, ultimate privacy, and incredible potential with AF-1 zoning. Located just 20 minutes outside of Kamloops with direct access to the Trans-Canada Highway, this acreage is an outdoor lover's dream. 1,188 sq ft rancher with unique open-concept living plan ready for your finishing touches. Cozy, efficient wood stove also with convenient electric zone heating. 2.63 flat, uniquely private and usable acres. Breathtaking 180+ degree panoramic views of Kamloops Lake and the Thompson River Valley – unforgettable sunrises & sunsets! Recently upgraded, long-lasting metal roof. Complete peace-of-mind with updated plumbing and electrical [200 amp + 100 amp to shop]. Hard-to-find perk for acreages—fully connected to municipal water. And not to be overlooked is the massive 20' x 40' detached workshop, perfect for toys, tools, or projects. Bring your ideas and finish this hidden gem to match your exact style! (id:6769)

4pc Bathroom 9'2" x 7'4"

Other 12' x 15'

Mud room 15'9" x 7'6"

Bedroom 9'3" x 13'9"

Bedroom 9'3" x 13'10"

Primary Bedroom 13'10" x 10'1"

Kitchen 12'6" x 8'11"

Dining room 12'6" x 7'

Living room 12'10" x 14'6"

Listing Presented By:



Originally Listed by:
eXp Realty (Kamloops)



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna,
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.