



# 157 BINGO RANCH Road Kamloops British Columbia

\$1,385,000

?Set on nearly 6 acres of flat riverfront land, just 20 minutes from Kamloops, this 3200 sqft home delivers space, views and opportunity. The wrap around deck and picture windows bring the river into daily life, while a cozy fireplace creates warmth inside. With 6 bedrooms and 2 bathrooms, there's room for everyone. And the lower level has its own entrance, making it ideal for guests, extended family or even a rental income. The property is built for versatility with a 4000 sqft drive through shop, ideal for storage, vehicles or even an indoor riding arena. A 600 sqft powered studio provides space for all of your creative projects. While barns, chicken coops, a 1500 gallon water system and water rights for 268' of riverfront support a thriving rural lifestyle. Recent updates include a new heat pump, HWT, appliances and deck. So you can step right into the lifestyle you've been dreaming of. (id:6769)

Bedroom 12'1" x 8'1"

Bedroom 12'2" x 11'9"

Bedroom 12'1" x 8'11"

Family room 22'11" x 16'8"

Foyer 10'6" x 9'3"

Bedroom 12'11" x 15'9"

4pc Bathroom Measurements not available

Primary Bedroom 12'0" x 11'9"

Bedroom 10'7" x 13'10"

Living room 22'9" x 16'6"

Dining room 13'1" x 8'7"

Kitchen 13'6" x 20'4"

Laundry room 9'9" x 11'3"

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd.



Royal

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