



## 157 BINGO RANCH Road Kamloops British Columbia

**\$1,375,000**

This nearly 6 acre riverfront property offers flat land, wide open views and flexibility, all just 20 minutes from Kamloops. The 3200 sq ft home features picture windows and a wraparound deck that overlook the Thompson River, with a wood burning fireplace adding comfort inside. With 6 bedrooms and 2 bathrooms, there's space for family, guests or multi generational living, plus a lower level with its own entrance for added versatility. Outside, the property is designed for rural living. A 4000 sq ft drive through shop anchors the property and provides serious space for everything from storage to large scale projects. While a 600 sq ft powered studio offers space to create. Barns, chicken coops, a 1500 gallon water system and licensed water rights covering 268 feet of river frontage complete the setup. Recent upgrades include a new heat pump, hot water tank, appliances and deck. Don't miss out on this flexible riverfront property that supports real life, not just weekends away. (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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