



# 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

**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.