



165 HOOVERS FERRY Road Kamloops British Columbia

\$1,275,000

Imagine a country lifestyle where the kids spend their days playing in the spacious fenced yard, summer afternoons unfold around the above-ground pool with its new deck, and there's room to grow your own vegetables and raise chickens, turkeys, goats or horses. This manageable 5-acre property brings that dream to life, pairing peaceful rural living with the convenience of being just 20 minutes from Kamloops. A detached shop, double-car garage, horse stable and multiple storage spaces provide room for hobbies, equipment and all the essentials of acreage life. Full of country charm, the rancher-style home with a bright walkout basement offers space for everyone, featuring three bedrooms, two bathrooms and laundry on the main floor, plus an additional bedroom, bathroom, two dens a recreation room downstairs and plumbing for an in-law suite. Whether you're hosting family, working from home or gathering for a relaxed evening together, the flexible layout adapts beautifully to your needs. With its west-facing setting and spectacular river views, this nearly riverfront acreage is a place to slow down, spread out and create lasting family memories. (id:6769)

Utility room 7'9" x 9'7"
Office 13'11" x 11'11"
Gym 13'0" x 13'5"
Storage 2'11" x 9'3"
Storage 6'8" x 3'5"
Recreation room 26'9" x 16'
Bedroom 13'2" x 16'
3pc Bathroom Measurements not available

Living room 13'7" x 17'3"
Dining room 16'5" x 10'5"
Foyer 7'11" x 6'4"
Bedroom 9'6" x 15'3"
4pc Bathroom Measurements not available
Laundry room 7'6" x 7'8"
Mud room 23'6" x 7'10"
Bedroom 11'10" x 12'5"

Primary Bedroom 13'11" x 22'
Kitchen 12'5" x 17'10"

3pc Ensuite bath Measurements not available

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