



## 2486 HEFFLEY-LOUIS CREEK Road Kamloops British Columbia

\$1,299,911

Rare Lakefront Opportunity - 150' of Waterfront on Heffley Lake! Enjoy breathtaking views and direct lake access from this beautifully appointed 6 bed, 3 bath home with over 3,000 sq ft of living space, including a separate in-law suite/B&B. Features include a newer kitchen, updated bathrooms, flooring, rock feature wall, and stylish LED lighting throughout. Relax on your private dock, soak in the hot tub under the gazebo, or explore nearby trails - all just 7 minutes to Sun Peaks Resort and 30 minutes to Kamloops. Includes double garage, RV parking, and high-speed internet. This is country living at its finest, in a true four-season recreation paradise. Hike, bike, fish, ski, golf, or simply relax - all from your doorstep. Call today - flexible possession available! (id:6769)

Storage 10'5" x 12'7"

Primary Bedroom 23'0" x 17'7"

Dining nook 6'2" x 6'3"

Bedroom 8'8" x 11'3"

Bedroom 12'0" x 15'0"

3pc Bathroom Measurements not available

Laundry room 10'8" x 7'4"

Family room 19'8" x 25'5"

Storage 5'9" x 7'4"

Bedroom 13'8" x 19'1"

Kitchen 11'6" x 6'9"

4pc Bathroom Measurements not available

Foyer 4'8" x 5'0"

Bedroom 11'6" x 11'1"

Bedroom 9'5" x 12'2"

Living room 18'3" x 16'8"

Dining room 13'9" x 12'0"

Kitchen 18'9" x 21'1"

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)

<http://www.applegathgroup.com/>



Royal

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