



273 Station Road Kamloops British Columbia

\$549,900

Country living at its best! This spacious 3-bedroom, 1-bathroom home in the beautiful community of Heffley Creek sits on a generous 1/3-acre lot, offering the perfect balance of rural charm and city convenience. Just 20 minutes to downtown Kamloops and 30 minutes to Sun Peaks, it's an ideal setting for families, outdoor enthusiasts, or anyone seeking extra space and tranquility. Many updates have already been done, including the roof (2014), furnace & AC (2015), and a new HW tank & washer/dryer. With nearly 2,000 sq. ft. of comfortable living space, the main level is bright and open, featuring an inviting sunroom that overlooks the large fenced backyard & the basement offers a cozy wood-burning fireplace. The yard offers plenty to enjoy - a kids' treehouse, raised garden beds, firepit, fishpond, and a large 21' x 12' storage shed, with beautiful green space beyond. Conveniently located near Heffley Elementary, highway access, the local store, and public transit. End-of-December possession is possible! (id:6769)

Dining room 12'10" x 14'1"

Full bathroom 5'1" x 8'8"

Bedroom 10'3" x 8'8"

Bedroom 8'9" x 12'2"

Primary Bedroom 11'4" x 12'2"

Living room 13' x 11'11"

Kitchen 11'10" x 9'1"

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)

<https://www.inkamloops.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com