



# 5165 TRANS CANADA Highway Kamloops British Columbia

\$525,000

Don't miss this opportunity to own 19.77 acres in the desirable Cherry Creek community with views of the valley and Kamloops Lake, just 15 minutes from Kamloops. Properties offering this combination of acreage, views, and proximity to the city at this price rarely come available! Situated on a gently sloping hillside, the property features a 3 bedroom, 2 bathroom manufactured home positioned to take advantage of the surrounding landscape. Several outbuildings provide ample storage and flexible space for equipment, projects, or animals. The fenced acreage offers excellent potential for horses, a hobby farm, or simply enjoying wide open space and privacy. Buyers looking for room to grow will appreciate the versatility this property offers. While the home would benefit from some updates, the property presents an excellent opportunity to renovate, invest, or plan for the future. A large flat building site provides the potential to construct a beautiful rancher with a walk-out basement designed to capture the impressive valley and lake views. Serviced by a reliable drilled well and offering easy highway access, this property allows you to enjoy peaceful rural living while remaining just minutes from Kamloops and everyday amenities. Acreage opportunities, at this price, in Cherry Creek are rare. If you are looking for space, views, and long-term potential, you will want to take a closer look. Lot lines on images and measurements are approximate. (id:6769)

Mud room 11'3" x 7'5"

Storage 6'4" x 10'8"

Laundry room 7'4" x 6'6"

Bedroom 9'2" x 10'7"

Bedroom 9'2" x 10'7"

Primary Bedroom 11'8" x 10'7"

Living room 10'7" x 22'5"

Dining room 9'6" x 11'1"

Kitchen 10'7" x 9'2"

2pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

RE/MAX Real Estate (Kamloops)



Royal

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