



# 8717 Veteran Road Kamloops British Columbia

\$1,299,900

Set along the serene banks of the North Thompson River, this exceptional 5.3-acre waterfront estate offers a rare opportunity to embrace true country living--just 20 min. from downtown Kamloops. Designed with equestrian enthusiasts in mind, the property is fully equipped with a 36 x 36 barn, five spacious 12 x 12 stalls, automatic waterers, ample water supply, and a heated tack room for year-round convenience. Thoughtfully laid out for functionality and enjoyment, the grounds include 4 well-fenced pastures with electric fencing, two paddocks, and a professionally sized 80 x 200 riding arena--ideal for training, riding, or simply enjoying the lifestyle. The 3,400 sq ft ranch-style home offers comfortable and scenic living, with 2 bdrms on the main floor, including a primary suite complete with a 3-piece ensuite. Expansive living and dining areas are framed by stunning panoramic views of the river and surrounding foothills, creating a warm and inviting atmosphere. Downstairs, the walkout basement includes a 3rd bedroom, an additional bathroom, and space to easily add more bedrooms or customize to suit your needs. Additional features, 200-amp electrical, an oversized garage, and a cozy woodstove that enhances the home's charm. Step outside to the walkout deck and take in the riverfront setting--perfect for relaxing or entertaining. A rare blend of rural tranquility and modern convenience, offering an ideal setting for anyone seeking space, privacy, and connection to the outdoors (id:6769)

Listing Presented By:



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Other 20'0" x 15'0"

Recreation room 30'0" x 15'0"

Bedroom 10'0" x 12'0"

4pc Bathroom Measurements not available

Foyer 10'0" x 15'0"

Dining nook 12'0" x 12'0"

Primary Bedroom 12'0" x 15'0"

Bedroom 12'0" x 10'0"

Living room 20'0" x 13'0"

Dining room 13'0" x 11'0"

Kitchen 12'0" x 15'0"

3pc Ensuite bath Measurements not available

4pc Bathroom Measurements not available

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