



## Lot D WESTSYDE Road Kamloops British Columbia

\$349,900

This 25.13-acre property offers stunning river views and a rare blend of usable land, natural beauty, and future potential just 20 minutes from Kamloops. The property features a productive cherry grove, apple trees, Saskatoon berries, and wild black raspberries along the mountainside, creating a truly unique setting for those looking to enjoy or expand a hobby farm lifestyle. A key advantage here is the split zoning dynamic: a portion of the land falls within the Agricultural Land Reserve (ALR), while the upper section sits outside the ALR, opening the door to a wider range of potential uses and long-term flexibility. Access is already in place with a gated entry, and the layout offers versatility with approximately 1.3 acres on the east side of Westsyde Road and the balance on the west side. Whether you're looking to build, invest, or hold for future potential, properties with this combination of location, views, and land diversity rarely come available. (id:6769)

Listing Presented By:



Originally Listed by:  
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