



## 450 STATION Road Kamloops British Columbia

\$675,000

This spacious 5-bedroom, 2-bathroom home in the beautiful community of Heffley Creek sits on a generous lot and offers the perfect balance of rural living and the convenience of still being within city limits. Only 20 minutes to downtown Kamloops and only 30 minutes to Sun Peaks, it is ideal for families, outdoor enthusiasts or those craving space to breathe. This home has over 2800 square feet of comfortable living space with a bright and open main level living space, including large windows and a cozy wood fireplace. The kitchen boasts stainless steel appliances, ample counter space and a comfortable breakfast bar, while the large dining room has a sliding glass door that overlooks the fully fenced backyard. Upstairs is also home to three bedrooms, including the primary room, a large entryway, a generous sized laundry room, and a full bathroom. Downstairs, you will find an oversized family room with a second wood fireplace, 2 more bedrooms and a 3-piece bath. Outside, you can enjoy the large backyard with a greenhouse, storage shed, garden, chicken coop and an endless supply of fruit (apples, apricots, plums, cherries, raspberries, strawberries, and blueberries!) Located close to an elementary school, the local store, public transportation and even a skating rink. All measurements are approximate and should be verified by the Buyer if deemed important. (id:6769)

Recreation room 25'0" x 20'0"

Bedroom 13'0" x 26'0"

Bedroom 12'0" x 8'0"

3pc Bathroom Measurements not available

Bedroom 12'6" x 10'0"

Bedroom 12'6" x 8'0"

Primary Bedroom 13'6" x 12'0"

Laundry room 13'6" x 7'0"

Living room 22'0" x 15'6"

Kitchen 13'0" x 11'6"

Dining room 13'0" x 14'0"

4pc Bathroom Measurements not available

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Listing Presented By:



Originally Listed by:  
Real Broker B.C. Ltd



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com