



7196 Blackwell Road Kamloops British Columbia

\$999,900

This is the one you have been waiting for! Enjoy peaceful country living just 15 minutes from Downtown! This 5-bed, 3-bath home sits on a private 2 acres backing onto a creek. Located near Barnhartvale Nature Park and Recreational Trail System, school bus stop and more. This property which is connected to municipal water, natural gas, has a water license and offers the perfect blend of rural charm and city convenience. Oversized 26x26 detached garage with 10-ft ceilings, heated and insulated plus tons of parking for your toys. The barn with the possibility of 2 stalls plus extra space for hay storage, there are 5 pastures and a chicken coop. A separate 2-bed basement in-law suite perfectly set up with its own entrance, laundry and yard provides a fantastic mortgage helper opportunity. Updates over the years include a refreshed kitchen, roof, furnace, A/C, vinyl windows, extra insulation, siding and bathrooms. The main level offers a tiled foyer, hardwood floors, a spacious kitchen with butcher block island and some newer appliances, dining area, bright living room and convenient main floor laundry. Primary bedroom has a walk-in closet and 2-piece ensuite. Outside, enjoy fruit trees, raised garden beds, pergola, patio space, shed, and room to roam and enjoy the mountain views.

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Mud room 12'8" x 12'7"

Bedroom 9'2" x 9'3"

Bedroom 12'5" x 12'5"

Recreation room 11'10" x 13'4"

Dining room 12'9" x 9'4"

Kitchen 12'9" x 10'2"

Full bathroom 8' x 5'

Partial ensuite bathroom 8'3" x 2'7"

Bedroom 10'3" x 8'11"

Bedroom 10'4" x 10'11"

Primary Bedroom 11'3" x 12'7"

Living room 17'5" x 13'5"

Dining room 11'5" x 10'

Kitchen 11'4" x 12'

Partial bathroom 8'6" x 6'7"

Listing Presented By:



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Royal LePage Westwin Realty

<http://kamloopsproperties.ca/>



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