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**JANUARY 2026**

## FEATURE PROPERTY

**405 McGill Rd., Kamloops, BC**



A truly rare opportunity to own a heritage-style residence built in 1908, set on an expansive 1.06-acre lot in one of Kamloops' most central and highly sought-after locations. This distinctive property offers the best of both worlds: the timeless character and craftsmanship of a classic early-20th-century home paired with exceptional future development and investment potential.

The residence features 8 bedrooms and 4 bathrooms, including a luxurious 6-piece bathroom with jacuzzi, and three kitchens, providing outstanding flexibility for multigenerational living, rental opportunities, or creative configurations. The generous layout, period charm, and bright interior spaces create a warm and inviting atmosphere while offering versatility rarely found in properties of this era.

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## LOG HOME FOR SALE

**31815 Cariboo Hwy.  
\$399,900**

2 storey log house beside creek w/ convenient highway access, plenty of open parking, db garage & a 25 min drive to Prince George. 1.1 acre nicely landscaped, new deck out front of house. Metal roof on house, new insulation in attic. Lg country kitchen w/eating area & separate dnrm. Lg lvrn w/floor to ceiling natural stone fireplace (propane insert). Also, on the main bedroom (or den), 3 pc bath (1/2 laundry; other 1/2 in bsmt). Upstairs 3 bedrooms, 3 pc bath, plus bonus area for TV room/den/craft room. Basement is awaiting your ideas. R3065884

Jennifer Gowan  
RE/MAX Core Realty  
250-640-4642



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## ACREAGE FOR SALE



**1626 Old Cariboo  
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**\$649,000  
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**250-960-8601**

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**Lot 3 - 15 Mile Road**

**\$100,000**

2.01 acre lot with shared well, 30 X 18 shed, partially groomed property with gate and partially fenced. R3039903

Jennifer Gowan - RE/MAX Core Realty  
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# 405 McGill Rd.

For more information  
Carmin 1-25

A truly rare opportunity to own a heritage-style residence built in 1908, set on an expansive 1.06-acre lot in one of Kamloops' most central and highly sought-after locations. This distinctive property offers the best of both worlds: the timeless character and craftsmanship of a classic early-20th-century home paired with exceptional future development and investment potential.

The residence features 8 bedrooms and 4 bathrooms, including a luxurious 6-piece bathroom with jacuzzi, and three kitchens, providing outstanding flexibility for multigenerational living, rental opportunities, or creative configurations. The generous layout, period charm, and bright interior spaces create a warm and inviting atmosphere while offering versatility rarely found in properties of this era.

Outdoors, the property truly sets itself apart. Situated on 1.06 acres, the grounds offer a unique lifestyle opportunity complete with a large swimming pool and private tennis court — an exceptional and increasingly rare combination in such a central urban setting. The expansive lot provides privacy, space to entertain, and the ability to enjoy the home as a true estate-style property.

Beyond its immediate lifestyle appeal, the property also presents significant long-term upside. The size and configuration of the lot offer potential to subdivide or redevelop, making it an excellent holding property or development opportunity along one of Kamloops' primary corridors.

Location is a defining feature of this property. Bus route #7 runs directly out front, with routes #4 and #9 located behind the home, providing outstanding transit connectivity. A convenient staircase offers direct pedestrian access to Sahali Mall, allowing for an easy walk to shopping, services, and daily amenities. An elementary school is located on McGill Road, with a high school directly behind the property, further enhancing the appeal for families, renters, and future development.

The home is also just minutes from Thompson Rivers University, Royal Inland Hospital, shopping centres, and downtown Kamloops, ensuring strong demand and exceptional accessibility.

#### Key Highlights:

- Heritage-style home built in 1908
- Expansive 1.06-acre lot in a prime central location
- 8 bedrooms and 4 bathrooms
- 6-piece bathroom with jacuzzi
- Three kitchens offering flexible living options
- Large swimming pool and private tennis court
- Potential for subdivision or redevelopment
- Bus routes #7 directly out front; #4 and #9 behind the property
- Staircase access to Sahali Mall
- Elementary school on McGill Road; high school directly behind
- Close to TRU, RIH, shopping, and downtown

A truly unique offering that seamlessly blends historic character, lifestyle amenities, walkability, transit access, and future potential in one of Kamloops' most desirable and high-visibility locations.



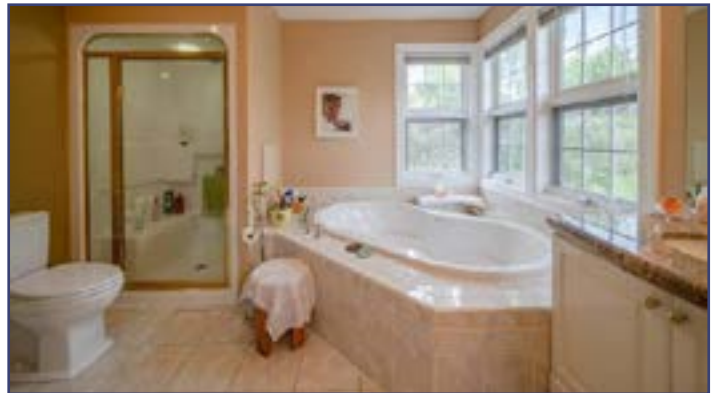


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**SOLD!**

**3589 Willowdale Dr.**  
**\$429,900**

Jennifer Gowan  
RE/MAX Core Realty  
250-640-4642

This beautifully maintained 3-bedroom, 1-bath home is perfectly situated in the desirable Hart area, just steps from the ski hill. Featuring a db garage, this home offers plenty of space for parking & storage. Recent updates include a brand new roof & hwt, both installed in 2024, ensuring peace of mind for years to come. The interior has been freshly painted, creating a bright & welcoming atmosphere. Energy efficiency is a highlight w/ Low E Gienow windows boasting a .37 solar heat gain coefficient & an EnerGuide rating to help keep utility costs low. Set on a large, private lot surrounded by mature trees, this home combines comfort, style & convenience in a fantastic location close to outdoor recreation, schools & amenities. Don't miss your chance, make this move-in ready home yours. R3037459



**SOLD!**

**4015 Nordic Dr.**  
**\$279,900**

Jennifer Gowan  
RE/MAX Core Realty  
250-640-4642

Affordable property on a spacious 0.33-acre lot backing onto greenspace! This charming home offers a double garage/workshop and plenty of parking. Step into a large, welcoming foyer that leads to a bright open dining room and kitchen. Enjoy the spacious living room with a cozy wood-burning fireplace and garden doors opening to a covered porch—perfect for relaxing. The home features a large laundry room and a brand-new, completely refurbished bathroom. With 2 bedrooms, including an extra-large primary suite with dual closets, this home offers comfort and functionality. The fully fenced yard adds privacy and room for pets or play. Great value, peaceful setting, and functional space—don't miss this opportunity! R3029363

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Debra Formo PREC,  
Ashley Lindquist &  
Gina de Roos  
Sutton Hymark Realty  
250-488-2365

**#101-250 Marina Way, Penticton, BC**  
**\$750,000**

MLS - 198181 This is an amazing investment opportunity!! This 1 bedroom with a large den ground floor open concept unit in the beautiful Lakeview Terrace complex also has a commercial unit beside currently leased to a long term tenant (Hair Salon) on a one year lease at \$1950 (this includes triple net) a month. This unit is fully renovated with a beautiful Lakeview walkout patio, 2 underground secured parking spots, a storage unit, roof top patio, gym, pool and hot tub. Across the street is Okanagan Lake and a lovely park like space. Call to book your private showing 250.488.2365 Measurements for "Workshop" is the salon.



**2535 15 Mile Rd.**  
**\$399,900**

Jennifer Gowan  
RE/MAX Core Realty  
250-640-4642

Unique 2-acre property in Buckhorn with mixed zoning (2/3 CR1, 1/3 C1) offering both residential comfort and commercial potential. 3 bdrm, 1.5 bath home features multiple entries including laundry, foyer, or into the warm kitchen/eating area—the heart of the home with space to gather and enjoy the views. Circular driveway, manicured lawns, and trees provide privacy. Outbuildings include a 28x30 mechanics shop, 24x11 kiln shed, and 20x30 store with separate hydro & gas. Updates include 2-yr-old roof. Serviced by its own well, this property is ideal for family living, hobbies, or small business ventures. R3039895



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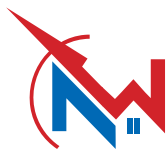
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