



# 1360 Trans Canada Highway Salmon Arm British Columbia

\$790,000

Experience the perfect blend of modern convenience and breathtaking natural beauty in this smartly renovated 2,387 square foot rancher. Situated on a private 1.04-acre lot, this property offers sweeping, unobstructed lake views while maintaining the accessibility of an in-town location. The main residence is finished to a high standard, offering a spacious, open-concept layout ideal for entertaining. Features include a fully self-contained basement suite, providing excellent versatility for extended family or as a mortgage helper. The exterior is equally impressive, featuring a detached, immaculate 150 sq. ft. tiny home perfect for a home office, studio, or guest retreat. Enjoy peaceful acreage living without sacrificing proximity to downtown amenities. This unique opportunity combines lifestyle and income potential. Schedule your private tour today to experience this rare offering firsthand. (id:6769)

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|-------------------------------|----------------------------|
| Storage 6'10" x 3'6"          | Full bathroom 3'11" x 7'8" |
| Utility room 8'5" x 8'2"      | Living room 7'11" x 7'8"   |
| Storage 6'5" x 5'9"           | Kitchen 7'4" x 7'8"        |
| Dining room 7'8" x 5'11"      | Bedroom 7'3" x 9'5"        |
| Laundry room 10'0" x 6'2"     | Loft 8'9" x 31'7"          |
| 3pc Bathroom 4'8" x 9'5"      | Foyer 11'5" x 6'5"         |
| Primary Bedroom 18'0" x 11'1" | Foyer 5'8" x 6'            |
| 3pc Bathroom 6' x 11'7"       | Dining room 8'11" x 5'8"   |
| Living room 14'2" x 9'11"     | 4pc Bathroom 7'4" x 4'11"  |
| Kitchen 14'9" x 21'           |                            |

Listing Presented By:



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Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

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