



# 1631 60 Street Salmon Arm British Columbia

\$1,249,000

A RARE OPPORTUNITY AWAITS! A highly coveted South Canoe Acreage with gorgeous views and plenty of space - ideal for your Equestrian or Homesteading Dreams! Ten sprawling acres located in a highly sought-after area in Salmon Arm, especially desired for its "Country Living" within City Limits. Only a 5-min drive to either the City or to Canoe Beach on Shuswap Lake! Close to the South Canoe Trail System and Larch Hills Traverse and two South Canoe Equestrian Facilities. This lovely home features 3 bedrooms + 2 bathrooms, w/ a lower level studio suite (separate entrance) w/ den, kitchen, full bath, laundry & gas fireplace. Prepare delicious meals in the bright & welcoming kitchen, complete w/ modern appliances, ample cabinet space & a lovely dining area. Plentiful living space for family & guests, this versatile layout ensures comfort & functionality for every lifestyle. A west-facing ~340 sqft deck w/ stunning views of the valley and mountains, is perfect for watching gorgeous sunsets with a glass of wine, offering space for relaxation and entertaining. Outside, the possibilities are endless! This fenced property features a beautiful yard, large stall barn with tack room + paddocks + fenced outdoor riding arena, 5-acre hay field & 2 large grass fields. This Country Paradise calls! Escape the hustle and bustle of city life & embrace the tranquility of country living in this idyllic retreat. Your Shuswap Oasis awaits! Sellers are motivated to sell! Book your showing today! (id:6769)

Listing Presented By:



Originally Listed by:  
Fair Realty (Salmon Arm)

<https://harpertwinsrealty.com/>



Royal

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Other 3'3" x 8'6"

4pc Bathroom 10'5" x 7'3"

Bedroom 11'1" x 11'4"

Bedroom 10'11" x 11'5"

4pc Ensuite bath 10'11" x 7'5"

Primary Bedroom 13'9" x 14'11"

Living room 17'6" x 22'8"

Family room 14'0" x 21'11"

Dining room 11'9" x 14'2"

Kitchen 11'9" x 14'2"

Storage 19'9" x 23'5"

Storage 9'9" x 4'5"

Other 4'2" x 11'11"

Other 9'9" x 10'4"

Other 9'9" x 8'0"

Utility room 11'9" x 21'11"

Den 11'11" x 10'8"

Living room 11'11" x 27'7"

Full bathroom 11'8" x 11'8"

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