



198 Edgar Road Salmon Arm British Columbia

\$1,450,000

Private 7.27 acres, perfect for horse lovers. This property is fenced and cross-fencing allowing for pasture rotation. Inside, there are 3 bedrooms plus an office and 4 bathrooms plus a sauna. Enjoy the bright and spacious family room with a wall of windows to enjoy the light and wood stove to provide a cozy ambiance. The kitchen and dining room flow into the spacious living room which provides lots of space for entertaining. The upper floor features 3 bedrooms and 2 bathrooms plus a large walk in closet with organizing racks and shelving. The lower level has a large rec room and ample storage. Outside you will find an above ground swimming pool to cool off on hot summer days. Additional features include a tack room, wired shop, covered parking, and a double garage. Plenty of outdoor storage is available. Located near Larch Hills Nordic area, offering trails for year-round exploration or your skis, bikes or on foot. (id:6769)

- | | |
|--|----------------------------|
| Full bathroom 7'1" x 6'10" | Other 23'7" x 21'4" |
| Bedroom 12'2" x 21'9" | Mud room 12'2" x 13'3" |
| Bedroom 14'2" x 13'4" | Office 12'2" x 8' |
| Full ensuite bathroom 8'10" x 5'6" | Sunroom 17'4" x 22'7" |
| Primary Bedroom 12'9" x 13'4" | Living room 15'6" x 21'1" |
| Full bathroom Measurements not available | Dining room 11'10" x 12'4" |
| Recreation room 18' x 20'7" | Kitchen 13'7" x 10'6" |
| Partial bathroom 7' x 6'1" | |

Listing Presented By:



Originally Listed by:
RE/MAX Shuswap Realty

<http://dorismills.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

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.