



198 Edgar Road Salmon Arm British Columbia

\$1,299,000

Private equestrian retreat nestled in the scenic Okanagan hillside. A tree-lined driveway leads to this fully fenced & cross-fenced 7.27-acre property, perfect for pasture rotation and horse lovers. The bright, vaulted-ceiling home features main-floor living, an open kitchen and dining area, a spacious living room, and sunroom--both with cozy wood stoves. Enjoy outdoor living on the expansive covered deck overlooking serene views. Upstairs offers 3 well-sized bedrooms, each with sun decks, 2 full baths, and a large walk-in closet (or 5th bedroom) in the primary suite. The lower level includes a large rec room, full bath, laundry, sauna, cold room, tons of storage, and walk-out access. The impressive 2600+ sq. ft. barn includes a wired workshop with 220V, tack room, hay storage, and 540+ sq. ft. loft ready for your vision--perhaps an Airbnb for guests visiting Larch Hills Nordic Trails or nearby wineries. Fruit trees, a garden, and a dog run round out this rare offering. Only 15 mins to Enderby and 20 mins to Salmon Arm with school bus pickup at your door. Whether for play, peace, or retirement--this property checks all the boxes. Private tours available. (id:6769)

Bedroom 13'1" x 9'11"	Laundry room 12'9" x 13'3"
Primary Bedroom 14'6" x 13'3"	Other 13'7" x 11'8"
3pc Ensuite bath 8'8" x 5'6"	Recreation room 20'8" x 18'
Bedroom 12'8" x 13'3"	Other 23'6" x 21'4"
Bedroom 21'8" x 12'1"	Partial bathroom 7'1" x 6'
3pc Bathroom 7' x 6'10"	Dining room 12'11" x 9'11"
Storage 3'10" x 7'5"	Kitchen 13'6" x 12'10"
Storage 21'9" x 10'	Office 12'2" x 8'
Sauna 6'2" x 5'9"	Sunroom 17'4" x 22'5"

3pc Bathroom 6'2" x 5'9"

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Listing Presented By:



Originally Listed by:
Engel & Volkers Okanagan



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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