



# 198 Edgar Road Salmon Arm British Columbia

\$1,199,200

Your private equestrian retreat in the heart of the Okanagan hillside. A sweeping, tree-lined driveway leads to this 7.27-acre, fully fenced and cross-fenced property--perfectly set up for toys, hobby farm, horse lovers and pasture rotation. The vaulted-ceiling home is bright and inviting, with main-floor living, an open kitchen and dining space, a spacious living room, and a sunroom--both warmed by charming wood stoves. Step onto the expansive covered deck and soak in the serene views. Upstairs, three generous bedrooms each feature their own sundeck, with two full baths and a primary suite offering a large walk-in closet (or optional fifth bedroom). The walk-out lower level has suite potential with separate entrance, a huge rec room, full bath, laundry, sauna, cold room, and abundant storage. For equestrians and hobbyists alike, the 2,600+ sq. ft. barn is a standout, offering a 220V-wired workshop, tack room, hay storage, and a 540+ sq. ft. loft ready for your ideas--perhaps a suite for Airbnb and visitors to Larch Hills Nordic Trails or local wineries. Fruit trees, a garden, and dog run complete this rare opportunity. Just 15 minutes to Enderby and 20 minutes to Salmon Arm with school bus pickup at your driveway. Whether you're seeking family, recreation, quietness, or the perfect retirement property--this one checks every box. 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 5'0"	Sunroom 17'4" x 22'5"

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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