



2201 50th Street Salmon Arm British Columbia

\$1,040,000

Experience the perfect blend of rural tranquility & city convenience with this remarkable 3.71-acre estate located on the northeast perimeter of Salmon Arm. Behind a fully high-fenced boundary with an electronic gate, this expansive property offers privacy, freedom, & thoughtful amenities throughout. The spacious home features in-floor heating, an updated sump pump & hot water tank, oversized rooms, a double-&-a-half attached garage, & a charming wraparound covered porch. While the home has been lovingly maintained, it presents a canvas ready for your personal touch—offering the opportunity to bring your vision to life with select updates & design finishes. Step outside to an entertainer's dream—a beautifully landscaped yard framed by a full cedar privacy hedge, with a sprawling covered deck that invites quiet mornings, lively gatherings, or serene evenings under the stars. On the same title, you'll find an established hobby farm with mature berry bushes, garden sheds, & abundant parking for RVs, boats, & recreational gear. A detached single garage adds even more function to this well-appointed property. Only minutes to all the amenities of Salmon Arm yet nestled in the peace of acreage living. Hot tub & tiny home are excluded from the sale, but negotiable. (id:6769)

Storage 14'11" x 13'7"

Storage 13'9" x 10'6"

Full bathroom 12'0" x 7'9"

Bedroom 12'10" x 15'9"

Bedroom 12'11" x 15'9"

Games room 29'11" x 13'4"

Family room 35'0" x 14'5"

Laundry room 10'10" x 7'2"

Dining room 12'11" x 17'1"

Bedroom 11'10" x 15'0"

Full bathroom 10'10" x 6'1"

Full ensuite bathroom 11'10" x 13'8"

Primary Bedroom 15'1" x 17'9"

Living room 23'5" x 16'5"

Kitchen 14'2" x 12'10"

Listing Presented By:



Originally Listed by:
eXp Realty (Sicamous)

<http://www.jessicaklikach.com/>



Royal

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