2391 20 Avenue Salmon Arm British Columbia

$849,000

Rare In-Town Acreage! Opportunity knocks with this hard-to-find 4.5 acres of flat, usable land within the City of Salmon Arm. Zoned A2 (Rural Holding), this versatile property offers an exceptional blend of space, privacy, and future potential while remaining just minutes from all amenities and schools. The property features an older home with plenty of potential to renovate, rent, or live in while planning your vision. Whether you're looking for room for hobby farming, horses, gardens, or simply want the privacy and flexibility that acreage provides, this property is a rare find. A2 zoning allows for a variety of uses, including agriculture, a single-family dwelling, a secondary suite or rural accessory dwelling (subject to applicable regulations), bed & breakfast, kennel, family day care, and group child care, making this an attractive option for a range of lifestyle or home-based business opportunities. Buyers should verify permitted uses and development potential with the City of Salmon Arm. Properties of this size and location are increasingly difficult to find--don't miss your chance to own 4.5 acres of level, usable land right in town! Measurements by iguide if deemed important to be verified by the buyer (id:6769)

Other 22'2'' x 51'7''
Dining room 7'9'' x 14'10''
Partial bathroom 5'9'' x 3'0''
4pc Bathroom 7' x 6'10''
Bedroom 13'4'' x 11'5''
Primary Bedroom 11'4'' x 11'4''
Kitchen 7'10'' x 11'11''
Living room 20'8'' x 12'0''

Listing Presented By:

Originally Listed by:
Coldwell Banker Executives Realty

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