



2990 50 Street Salmon Arm British Columbia

\$2,150,000

Attractive rural acreage within the city limits of Salmon Arm. 21.6 acres with a 3 bed / 3 bath, well kept home and 34'x38' Shop with attached 532 sq ft 1 bed/1 bath suite. This is an ideal farm property for someone wishing to have a relaxing lifestyle while enjoying raising some livestock and/or crops. The home has 3 levels. The main having a large country kitchen with open dining and living room. The focal point of the living room is the floor ceiling real stone, gas fireplace. Also on this level is a large 2 pce. bath, bedroom/office and laundry/mudroom. Upstairs is the large primary suite with 2 pce. ensuite bath & walkin closet. The 3rd bedroom is on this level and full 4 pce. bathroom. There is a full unfinished basement with roughed in bathroom, forced air gas furnace, wood stove and separate entrance. The majority of flooring throughout the home is Birch hardwood. Outside you will find a large wrap around covered deck to sit and enjoy those beautiful valley and lake views. Outbuildings include 2 pole barns, both 60'x100' used for machinery, hay storage and cattle shelters. The land is productive, mostly level with approx. 15 acres of hayland and pasture, with the balance made up of 4 livestock paddocks with frost proof water troughs and approx. 4 acres of mature trees at the East end of the property. Water supplied by the municipality along with a drilled well. Located in a quiet rural area yet a quick drive to downtown Salmon Arm. (id:6769)

Bedroom 11'4" x 9'8"

Full bathroom 11'4" x 10'0"

Partial ensuite bathroom 11'9" x 7'4"

Primary Bedroom 23'2" x 15'0"

Bedroom 11'4" x 11'2"

Full bathroom 11'4" x 7'9"

Laundry room 15'0" x 7'3"

Living room 20'0" x 13'7"

Dining room 12'4" x 14'11"

Kitchen 14'11" x 12'10"

Listing Presented By:



Originally Listed by:

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