



3068 Yankee Flats Road Salmon Arm British Columbia

\$1,079,000

Welcome to your dream homestead! This 45-acre property offers the perfect blend of functionality, natural beauty, and room to grow—just 30 minutes from Salmon Arm or Vernon. Ideal for a young, active family with a love for the outdoors and animals, the land features over 6 acres of fenced and cross-fenced pasture, ready for horses, hobby farming, or livestock. The spacious 4-bedroom home provides comfortable country living with breathtaking views of the surrounding valley and mountains and backing on to crown land. Outbuildings add practical value for storage or animals, and there's plenty of space to build the shop you've always wanted. With some timber value and a landscape that invites exploration, gardening, and sustainable living, this property is full of potential. Whether you're dreaming of a hobby farm, a private retreat, or a family-friendly rural lifestyle, this one has it all! (id:6769)

Storage 10'4" x 12'9"

Bedroom 5'11" x 11'4"

3pc Bathroom 6'7" x 12'5"

Laundry room 6'9" x 12'4"

Living room 14'11" x 19'3"

4pc Bathroom 6'8" x 10'5"

Bedroom 13'7" x 10'5"

Bedroom 9'9" x 10'7"

Primary Bedroom 10'2" x 16'6"

Dining room 13'4" x 14'1"

Family room 14'10" x 20'8"

Kitchen 13'6" x 10'

Listing Presented By:



Originally Listed by:

Royal LePage Access Real Estate

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



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.