



# 3135 Edes Road Salmon Arm British Columbia

\$979,900

Hobby Farm - 3135 Edes Road debuts on the MLS for the first time, offering a rare 3.21-acre heritage estate that perfectly balances historical charm with immediate income potential. At the heart of this expansive property is a 2300+-square-foot character farmhouse built in 1918, featuring six spacious bedrooms and four bathrooms. While the home retains its timeless "bones" and serves as a magnificent canvas for restoration, it has been thoughtfully updated with a brand-new furnace and fresh paint throughout, ensuring comfort while you bring your vision to life. The utility of this acreage is unmatched, featuring a 30x30 shop complemented by an attached, renovated suite that currently generates \$1,000 per month. Adding to the property's incredible ROI is a separate mobile home on-site, providing an additional \$1,500 in monthly rental income. This \$2,500 total monthly revenue offers a significant hedge against mortgage costs while you enjoy the pastoral lifestyle. The grounds are a gardener's paradise, with established fruit trees and over 1.15 acres of prime useable farmland for sustainable living, all situated less than 15 minutes from the amenities of downtown Salmon Arm. Whether you are looking for a multi-generational family compound, a high-yield investment, or hobby farm with a head start on modernization, 3135 Edes Road is a standout heritage opportunity. (id:6769)

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|---|---|
| Bedroom 11' x 9'                            | Living room 13' x 10'                       |
| Bedroom 11' x 8'                            | Foyer 7' x 20'                              |
| Bedroom 13' x 9'                            | Bedroom 11' x 11'                           |
| Bedroom 13' x 8'                            | Full bathroom Measurements not available    |
| Partial bathroom Measurements not available | Partial bathroom Measurements not available |
| Full bathroom Measurements not available    | Laundry room 7' x 10'                       |
| Other 10' x 9'                              | Family room 17' x 9'                        |

Primary Bedroom 17' x 12'

Dining room 15' x 10'

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