



3590 50 Street Salmon Arm British Columbia

\$1,100,000

Welcome to this beautiful property, perfect for rural living on 9.85 acres and yet just minutes from Salmon Arm. The 3-bedroom, 2-bathroom home features a cozy wood stove and a charming wraparound covered porch, perfect for taking in the surrounding views. An established garden and a wide variety of mature fruit trees (apple, pear, apricot, peach, cherry, and plum) along with berries (haskap, blueberry, strawberry, and raspberry) provide an abundant harvest every season. Outbuildings include a heated 36' x 24' workshop as well as a barn. The property is fenced and cross-fenced, ready for animals or storage. The land is mostly accessible and drivable throughout, with Canoe Creek running through the front of the property. A secondary building site at the back is already equipped with power and water, giving excellent potential for expansion or a second dwelling. Additional highlights include city water, plenty of parking for RVs and equipment, and a location that offers both privacy and convenience. Whether you're dreaming of a small farm, running a business, or creating your family estate, this property has the space and flexibility to bring your vision to life. (id:6769)

Primary Bedroom 9'0" x 14'9"
Loft 14' x 15'
Laundry room 16'4" x 10'1"
4pc Bathroom 9'0" x 5'3"
Bedroom 10'1" x 9'7"
3pc Bathroom 8'3" x 6'4"

Bedroom 9'0" x 9'6"
Kitchen 11'11" x 11'3"
Dining room 14'9" x 6'4"
Office 10'3" x 13'4"
Living room 16'11" x 13'4"

Listing Presented By:



Originally Listed by:
Homelife Salmon Arm Realty.Com

<http://www.hosseiniteam.ca/>



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.