



3591 65 Avenue Salmon Arm British Columbia

\$819,000

This 10.9-acre Gleneden estate offers a rare blend of rural independence and city convenience, situated within Salmon Arm city limits on a school bus route with weekly garbage pickup and quick TCH access. Zoned A2 (Rural Holding), this versatile property supports a wide range of uses beyond traditional hobby farming, including potential for agriculture, kennel, equestrian centre, or, bed and breakfasts. The character farmhouse features an updated oak kitchen with stainless appliances and a living room with direct access to a hot tub deck. The upper level includes three bedrooms and one bathroom, while the lower level, warmed by a cozy wood stove, offers an easy conversion to an in-law suite with a large family room, kitchenette, bedroom, and half bath. Equestrian and agricultural infrastructure is extensive, featuring a 30x30 powered barn with water and five stalls, a 90x100 riding arena, a hay shed, a chicken coop, and multiple storage outbuildings. The land is fully fenced with established fruit trees, garden space, and productive pastures. Key updates include a new propane furnace in 2020 and a new well pump in 2018, ensuring this property is move-in ready for your agricultural or multi-generational living vision. (id:6769)

Living room 18'9" x 13'9"

Dining room 14'2" x 9'9"

Bedroom 9'7" x 12'2"

Kitchen 10'9" x 11'4"

Primary Bedroom 12'9" x 10'7"

4pc Bathroom 10'7" x 5'11"

Bedroom 7'10" x 14'3"

Other 18'9" x 13'9"

Foyer 14'2" x 9'3"

1pc Bathroom 10'8" x 7'8"

Family room 11'4" x 27'1"

Bedroom 15'7" x 9'3"

Listing Presented By:



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<https://jgrieverealestate.com/>



Royal

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