3930 10 Avenue Salmon Arm British Columbia

$1,399,900

EXCEPTIONAL 10 ACRE PROPERTY WITH ENDLESS POTENTIAL IN TOWN - Rare opportunity to own 10 flat, usable acres right in town with highway frontage, offering incredible versatility & a multitude of possibilities. This thoughtfully designed, spacious 5 bdrm, 2.5-bath home features 3 bdrms on the main floor & 2 bdrms below, making it perfect for a family or potential suite. Updated custom Mi-Tech kitchen flows seamlessly into the open main living & dining areas & opening onto the covered deck and private yard. Both living room and family room feature stunning stone fireplaces - wood-burning upstairs & natural gas in the family room. The basement could easily be suited with a separate entrance, offering additional rental/guest potential. Need storage? No problem with a practical layout & ample space throughout. There's also an attached oversized garage, a detached 29' x 27' shop & a 44' x 80' barn ideal for equipment, hay storage, or farm use. Previously operated as a berry farm, the land now includes a 1-acre section planted with Christmas trees. Its ALR designation supports a wide range of uses including a second dwelling, home-based business, pet kennels, agri-tourism, events, etc - an excellent investment or holding property. Tons of parking via a legal commercial driveway entrance. Close to schools, rec center, arena, shopping & restaurants, this property combines country living with in-town accessibility. Endless potential - farm, business, lifestyle--your options are limitless (id:6769)

Storage 3'5" x 7'10"
Recreation room 15'4" x 28'4"
Laundry room 8'10" x 8'11"
Den 10'5" x 8'3"
Bedroom 11'11" x 12'10"
Bedroom 11'2" x 12'10"
3pc Bathroom 7'4" x 8'7"
Storage 7'8" x 12'0"
Workshop 27'5" x 27'5"

Primary Bedroom 11'11" x 13'4"
Living room 16'2" x 15'7"
Kitchen 14'6" x 13'5"
Dining room 10'3" x 13'9"
Bedroom 11'6" x 10'3"
Bedroom 9'8" x 10'3"
5pc Bathroom 9'8" x 10'3"
2pc Bathroom 5'5" x 5'4"

Listing Presented By:

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