



3960 50 Street Salmon Arm British Columbia

\$1,249,000

This well-maintained 2005 custom-built rancher offers over 1,900 sq ft with 3 bedrooms and 2 baths, set on a private 2.12-acre property with a creek running through it. A vaulted foyer welcomes you into a spacious living room with a cozy fireplace. The kitchen features granite countertops, an island, and ample cabinetry, making it the heart of the home. The primary suite includes a walk-in closet, ensuite, and access to the covered deck—perfect for enjoying the peaceful surroundings. The laundry room offers a stackable washer/dryer, sink, cabinetry, and garage access. The gated driveway and mature trees provide excellent privacy, with the home set back from the Trans-Canada Highway. Outside, enjoy a beautiful yard with a creek, garden area, fruit trees, and open lawn space. A 40' x 28' heated shop includes an unauthorized 1-bedroom in-law suite above, ideal for guests or extended family. Additional features include 40' x 26' covered RV storage with a 30' lean-to, multiple 30-amp plug-ins, trailer hookups, and two sea cans for storage. Solar panels help offset electrical costs.

Located just 5 minutes from Canoe Beach, boat launches, and Salmon Arm. (id:6769)

4pc Bathroom 11'6" x 7'8"
 Bedroom 11'4" x 11'9"
 Bedroom 11'9" x 10'8"
 3pc Ensuite bath 9' x 6'8"
 Primary Bedroom 15'4" x 12'5"

Laundry room 11' x 6'3"
 Foyer 5'6" x 8'5"
 Living room 20'5" x 19'3"
 Dining room 14' x 8'2"
 Kitchen 13'7" x 11'2"

Listing Presented By:



Originally Listed by:
 RE/MAX Shuswap Realty

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



Royal

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