4652 Highway 97A Other Armstrong British Columbia

$1,649,000

An exceptional opportunity to step into an established 12.64-acre property with the infrastructure already in place. Set in the beautiful Spallumcheen countryside, this property combines a character 1952 home with an impressive collection of shops, barns, agricultural spaces and usable land, ready to enjoy while offering endless potential to make it your own. The home is filled with character, with original fir hardwood flooring, high ceilings, large windows and arched doorways. Bright living and dining spaces connect beautifully to the surrounding landscape, while the updated kitchen, large pantry and mudroom suit everyday country living. Three bedrooms, a full bathroom and laundry are located on the main level. Upstairs, a separate living area offers its own kitchen, lounge, walk-in closet, laundry and four-piece bathroom. Use it as an in-law suite or transform the space into a private primary retreat with beautiful mountain views. Downstairs offers an additional finished bedroom, cold room and substantial storage. Outside, the property is remarkably well equipped. A 39'3 x 58'8 shop with 12' ceilings includes a former farm-hand residence within. A woodshop, three chicken coops, six-stall pig barn and a large dry barn with a substantial hay loft add to the extensive farm infrastructure already in place. Ample usable land provides room for crops and gardens, while a roadside farm store creates an ideal setup for selling directly from the property. A wide, graded driveway leads to a lower approximately four-acre plot near Fortune Creek, creating even more room to grow. Fully fenced with ample parking, geothermal heating and cooling and extensive PEX plumbing upgrades throughout the home and property. Whether the vision is a hobby farm, market garden, pumpkin patch, workshops, farm experiences, weddings or yurts, the space, infrastructure and versatility are already...

Laundry room 8'1" x 6'9"
Office 13'4" x 24'3"
Bedroom 8'5" x 10'8"
Primary Bedroom 9'7" x 11'4"
Kitchen 17'11" x 11'4"
Living room 11'6" x 17'2"
Foyer 6'7" x 11'4"
Other 7'5" x 5'9"

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ROYAL LEPAGE

Royal LePage

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Bedroom 9'6" x 11'4"

Bedroom 9'6" x 11'4"

4pc Bathroom 7'1" x 11'4"

Other 4'10" x 5'11"

Dining room 11'6" x 11'8"

Primary Bedroom 13'8" x 11'9"

Full bathroom 7'6" x 4'3"

Living room 13'6" x 16'5"

Kitchen 13'3" x 11'7"

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