



## 4690 44 Avenue Salmon Arm British Columbia

\$1,100,000

COUNTRY IN THE CITY 5.3 acre mostly level property with a creek. Overlook lovely established gardens along with a variety of fruit bearing trees & lawns from upper & lower covered decks. Well cared for and warmly decorated 2 + 2 bedroom, 2 bath home perfect for raising a family. Cozy wood stove in the living room for cool winter evenings. Future suite potential with ground level walk-out from fully finished downstairs which has a natural gas fireplace in a spacious rec room. There is wheelchair access to the lower level with provision to enter one of the bedrooms through double doors - bathroom is not wheelchair compliant. Featuring a 2 car garage with attached workshop (with wood stove for heat), your own chicken coop, a cute she-shed, and various outbuildings. You will appreciate the welcoming "tiny house" which can be used as a guest cabin - has electricity but not water. Great neighborhood of small acreages on a no-through street. Find your privacy and serenity here! Zoned A2 in the ALR - check out zoning bylaws allowing for so many opportunities right from your home! Just minutes from downtown Salmon Arm. Water rights on Syphon Creek. Bring your dreams, family, pets, outdoor toys, and enjoy a fresh start in the beautiful Shuswap! All measurements approx. Call the Listing Agent for your personal viewing. Listed by EXP REALTY. (id:6769)

Utility room 5'1" x 6'9"	3pc Bathroom 11'7" x 5'
Laundry room 5'10" x 7'1"	Bedroom 11'7" x 12'3"
4pc Bathroom 5'4" x 9'	Primary Bedroom 11'7" x 13'
Office 8'10" x 8'3"	Living room 11'5" x 20'11"
Bedroom 10'9" x 9'11"	Dining room 11'5" x 9'7"
Bedroom 11'1" x 14'9"	Kitchen 11'5" x 8'10"
Recreation room 10'9" x 20'2"	

Listing Presented By:



Originally Listed by:  
eXp Realty



Royal

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