



4760 Canoe Beach Drive Drive Salmon Arm British Columbia

\$499,000

0.30 ACRES OF SUBDIVIDABLE LAND WITH A HOME, JUST STEPS FROM THE BEACH! Discover an exciting opportunity in the sought-after community of Canoe! Just a 3-minute walk to the public beach, this approximately 0.30-acre property offers the perfect combination of lakeside lifestyle, convenience and future development potential. Enjoy easy access to Shuswap Lake, local restaurants, convenience stores, transit and the elementary school, all within the community, with Salmon Arm amenities just minutes away. Situated on a generous, level lot with R10 medium-density zoning, this property offers plenty of possibilities. The existing older home provides an opportunity for a residence or potential rental while you explore your future plans. Whether you're considering a shop, carriage house or subdivision, this property offers flexibility to bring your vision to life, subject to applicable approvals. City services are available at the property line. Buyers to verify subdivision potential, permitted uses, servicing availability, connection requirements and associated costs with the appropriate authorities. Measurements by iGUIDE. (id:6769)

Primary Bedroom 8'4" x 14'

Living room 19'1" x 12'2"

Full bathroom 5'5" x 7'6"

Bedroom 11'4" x 10'

Bedroom 11'4" x 10'

Kitchen 17'3" x 11'2"

Listing Presented By:



Originally Listed by:
Coldwell Banker Executives Realty

<https://www.bootsma-lentzrealestate.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

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