



# 4841 5 Avenue Salmon Arm British Columbia

\$849,900

It is incredibly rare to find a property with its own mini-waterfall, 4 km from town and on City water! This 5.62-acre park-like estate is a dream for hobby farmers and nature lovers alike centered around the soothing sounds of Palmer Creek. Just a one-minute walk from your back door, you'll find your own private mini-waterfall that runs year-round; close enough to hear from the backyard while you drink your morning coffee. The land is beautifully treed with a network of private trails, offering a level of peace you just don't expect only five minutes from town. The property is fully set up for a self-sufficient lifestyle, featuring a 22'x32' detached shop/garage, a 16'x26' barn with a mezzanine, a wood shed, and multiple chicken coops ready for use. The home itself is a classic rancher with a functional layout: three bedrooms and a full bath on the main, with a fourth bedroom finished downstairs. The rest of the basement is a blank canvas with its own separate entrance, making it an easy candidate for a mortgage-helper suite or a massive family rec room. Connected to municipal water and offering plenty of space for gardens or livestock, this is the perfect spot to plant roots and build a rural lifestyle without sacrificing the convenience of being close to everything. (id:6769)

- Bedroom 11'10" x 14'8"
- Primary Bedroom 12'1" x 15'2"
- Bedroom 8'4" x 15'6"
- Full bathroom 7'2" x 11'10"

- Bedroom 8'2" x 11'9"
- Living room 12'7" x 11'3"
- Dining room 9'8" x 11'3"
- Kitchen 11'4" x 15'7"

Listing Presented By:



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Homelife Salmon Arm Realty.Com

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Royal

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