



4900 45 Street Salmon Arm British Columbia

\$1,250,000

2900 finished square feet, 4 bedroom plus den rancher with a daylight basement on 10 acres, includes a 1 bedroom suite that could be 3-bedrooms with windows added, a 4000 square foot shop with its own meter, a detached 30 x 32 shop/man cave on 10 acres that offers a wonderful view. Main floor has spacious rooms, an attached solarium, and primary bedroom with updated ensuite. Lower level has a brand new suite, currently 1-bedroom planned to add a couple of windows and could be a 3-bedroom or 2 plus den suite. Detached deluxe updated 4000 square foot shop, with new electrical and insulation, 2 overhead doors and plumbed for a washroom would be great for parking equipment, car collection RV's or as works shop. Detached 30 x 32 shop/man cave that is insulated and has power. (id:6769)

Laundry room 8'6" x 12'8"
 Other 70'6" x 35'9"
 Other 35'4" x 10'6"
 Full bathroom 4'7" x 7'9"
 Other 10'6" x 13'3"
 Bedroom 12'4" x 9'10"
 Bedroom 12'8" x 9'10"
 3pc Ensuite bath 7'2" x 5'2"
 Primary Bedroom 10'1" x 13'2"

Dining room 13'9" x 13'3"
 Kitchen 13'3" x 9'3"
 Living room 19'1" x 13'8"
 Other 15'10" x 13'
 Full bathroom 6'4" x 11'1"
 Bedroom 10'4" x 13'1"
 Bedroom 13'4" x 13'1"
 Kitchen 12'8" x 24'7"
 Living room 12'8" x 17'

Listing Presented By:



Originally Listed by:
 Homelife Salmon Arm Realty.Com

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



Royal

LePage

#4002 - 2271 Harvey Ave ,
 Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.