



5081 70 Avenue Salmon Arm British Columbia

\$425,000

A rare, 75x100 foot lot in the desirable Canoe neighbourhood anchors this 1930 character home, offering immense potential for future redevelopment (permit-ready duplex plans available). Classic architectural details run throughout the interior of this 3-bedroom, 1 bathroom home providing a distinct sense of individuality that stands out from standard modern builds. A bright floor plan can accommodate a home office with reliable local high-speed internet and the spacious second floor can be a kid's dream bedroom/playroom! Situated just minutes from the sandy shores of Canoe Beach and the local boat launch, this location makes it easy to transition from a productive workday to an evening paddle on Shuswap Lake. Commuters enjoy efficient access to Highway 1, keeping the downtown core, local cafes, and the South Canoe trail network within a quick ten-minute drive. Secure your stake in a thriving community where long-term value meets the active Shuswap lifestyle; schedule a walk through the property and explore the Canoe neighbourhood today. Offered at \$425,000, it's the best value for a single-family home in Salmon Arm! (id:6769)

Bedroom 21'5" x 28'5"

Sunroom 3'5" x 5'9"

Laundry room 7'3" x 5'1"

4pc Bathroom 8'1" x 8'4"

Bedroom 11'8" x 9'6"

Primary Bedroom 13'1" x 11'6"

Family room 11'9" x 11'4"

Living room 13'1" x 10'5"

Dining room 8'3" x 10'6"

Kitchen 21'4" x 8'5"

Listing Presented By:



Originally Listed by:

Royal LePage Access Real Estate

<http://www.royallepageaccess.ca/>



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.