



## 6551 40 Street Salmon Arm British Columbia

\$998,000

**MODERN COMFORT MEETS RUSTIC CHARM** - This 4-bedroom A-frame style home sits on nearly 8 acres offering the perfect blend of comfort, space, and views. Enter through a spacious foyer into a beautifully designed kitchen with quartz island, gas stove, two pantries, and a generous dining area ideal for gatherings. The open-concept design flows into a living room with a soaring vaulted ceiling and a wall of windows framing city, lake, and mountain views. A cozy wood stove warms cooler evenings, while sliding doors open to an expansive deck finished with sleek metal railings and steel strands—perfect for entertaining or soaking in the scenery. A 2016 addition added three bedrooms, a large family room, full bath, and a well-appointed laundry with sink and built-ins. Upstairs, the primary suite includes a 3-piece en-suite, while the unfinished partial basement provides ample storage and access to outside. **OUTDOORS** - unique acreage is ready for "those ponies you've been promising the kids," plus a 15' x 15' guesthouse/studio with loft and bath offers flexible space for a home office, guests or creative pursuits. The older 15' x 22' workshop provides dry storage or a place for projects. A stamped concrete patio with firepit and a generous garden complete the setting. This is a unique opportunity to enjoy modern comfort, rustic charm, and acreage living—all in one. (id:6769)

3pc Ensuite bath 7'5" x 6'9"

Primary Bedroom 18' x 12'

Family room 17'5" x 12'8"

Laundry room 6'7" x 5'1"

Bedroom 9'8" x 9'2"

Bedroom 10' x 9'5"

Bedroom 10'9" x 9'7"

4pc Bathroom 9' x 4'5"

Foyer 6'7" x 9'3"

Living room 22' x 20'

Dining room 12' x 8'

Kitchen 16' x 13'

Listing Presented By:



Originally Listed by:

RE/MAX Shuswap Realty

<http://www.rochelledale.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.