



# 7020 51 Street Salmon Arm British Columbia

\$679,000

Investment opportunity in the heart of Canoe! This well-maintained 1998-built home offers exceptional flexibility for investors, multi-generational living, or buyers looking to offset their mortgage with rental income. Featuring 4 bedrooms + a self-contained 1-bedroom suite, this property offers multiple living configurations, continue renting both levels, live in one and rent the other, or easily open the home back up for larger family living. The upper level features 3 bedrooms, spacious living areas, large windows that fill the home with natural light, and a bright functional kitchen with abundant cabinetry and a separate dining area. The main home also includes an additional bedroom on the lower level, creating flexibility for families needing extra space. The upper level is currently occupied by long-term tenants paying \$1,841/month plus utilities, providing immediate income from day one. The vacant 1-bedroom suite offers its own private entrance, kitchen, laundry, comfortable living space, and cozy gas fireplace, ideal for additional rental income, extended family, or owner occupancy. Outside, the property continues to impress with a large upper deck, yard, covered carport, ally access and a detached wired shop/garage with its own power, perfect for hobbyists, storage, or extra workspace. Situated on an approx. 0.23 acre corner lot in one of Canoe's most desirable family-friendly neighborhoods, just minutes to Canoe Beach, North Canoe Elementary School, Park Hill Trails, and Club Shuswap Golf Club, this is a rare opportunity to secure a property that offers lifestyle, flexibility, and income potential. (id:6769)

- Storage 4'1" x 7'3"
- Living room 13'1" x 8'8"
- Laundry room 13'1" x 8'8"
- Kitchen 13'5" x 11'4"
- Foyer 9'9" x 8'
- Dining room 13'1" x 11'
- Bedroom 13'4" x 10'8"
- Bedroom 13'4" x 10'8"
- Primary Bedroom 13'4" x 10'4"
- Kitchen 10'11" x 13'10"
- Family room 13'1" x 15'10"
- Dining room 9'8" x 9'3"
- Bedroom 13'7" x 8'10"
- Bedroom 9'10" x 8'8"
- 4pc Bathroom 9'0" x 8'0"
- 2pc Ensuite Bath 4'11" x 4'

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty

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Royal

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Full bathroom 4'11" x 7'7"