



7031 50 Avenue Salmon Arm British Columbia

\$659,000

Prime Location ~ Renovated Rancher on 1 Acre Beside the Salmon River! This beautifully updated 1,200 sq. ft. rancher offers 2 bedrooms and 1 bathroom, nestled on a private, park-like 1-acre lot along the Salmon River--within city limits, yet completely immersed in nature. Enjoy stunning views of Mt. Ida and Fly Hills in a serene setting surrounded by mature trees and lush greenery. Key highlights includes a spacious great room with tons of natural light, high ceilings, custom Low-E windows, and custom window coverings. The eat in kitchen offers excellent workflow and ample storage that easily accommodates a large dining table for family gatherings. The cozy living room provides a welcoming space for quiet evenings, while the thoughtfully designed bathroom features a walk-in shower with rain head and hand-held wand, built-in storage, a laundry chute, a SunTube for natural light, and a nightlight fan. The property also includes a circular driveway, ample parking, RV parking, and an oversized attached double garage with a automatic opener and workshop area. Designed with comfort and convenience built in using quality, low toxin materials, the home showcases mostly Canadian-harvested and milled maple hardwood, cork flooring in the primary bedroom, and bamboo in the kitchen. Recent updates include a refrigerator (2018), dishwasher (2019), electric stove (2021), hood fan (2022), furnace (2021), and additional attic insulation (2021). Outside, the landscaping features mature lilac hedges, lush perennial gardens, and an array of fruit and flowering trees including plum, apple, wild rose, mock orange, horse chestnut, maple, and willow with grapes, wild raspberries and rhubarb too! A vegetable garden patch, added in 2022, is perfect for homegrown produce. And just steps away, the Salmon River offers endless opportunities for exploring, relaxing, and summer fun. Opportuniti...

Living room 14'11" x 16'2"

Kitchen 14'3" x 12'2"

Great room 11'6" x 18'4"

Foyer 11'4" x 6'0"

3pc Bathroom 5'11" x 12'9"

Bedroom 9'5" x 12'

Primary Bedroom 13'3" x 12'2"

Listing Presented By:



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