



710 10 Street Salmon Arm British Columbia

\$649,900

Prime Development Opportunity - Renovated Home on 0.47 Acres in a Central Location. Develop now or plan for the future with excellent cash-flow potential. Sitting on a level 0.47-acre lot, the house and property enjoy a private, park-like setting while still being within walking distance to Piccadilly Mall, sports fields and downtown amenities. Whether you're looking for a comfortable place to call home or an investment with serious upside, this property checks all the boxes. The updated two-story home offers 1,320 sq ft of finished living space, featuring 3 bedrooms and 1 full bathroom. The main floor boasts a modern kitchen, a spacious living area, and a bright primary bedroom. Upstairs, you'll find two generously sized bedrooms and a versatile open office/den area -- perfect for working from home or a study nook. The full, unfinished basement offers excellent potential for a suite or additional living space, making this property ideal for both homeowners and investors alike. Zoned R5, this lot holds significant development potential -- with the ability to accommodate multi-family housing (buyer to verify with City of Salmon Arm). A rare opportunity to live in or develop a property in one of the area's most convenient and desirable locations. (id:6769)

Bedroom 14'10" x 8'4"

Bedroom 8'10" x 15'8"

Den 17'1" x 8'4"

Full bathroom 7'6" x 7'4"

Primary Bedroom 10'3" x 11'8"

Dining room 8'7" x 8'4"

Kitchen 18'8" x 8'4"

Living room 15'2" x 15'1"

Listing Presented By:



Originally Listed by:
RE/MAX Shuswap Realty

<http://craigshantz.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.