



## 1141 70 Street Salmon Arm British Columbia

SE Salmon Arm

**\$1,239,900**



Like the long-term owners of nearly four decades, this exceptional 12.64-acre South Canoe property offers a wonderful opportunity to create a new future for your family. The inviting main level features a functional layout with three bedrooms on the main floor, including a primary complete with a walk-in closet and cheater ensuite. Hardwood floors tie the main living spaces together, and the wood fireplace up and wood stove down create warmth and ambiance in the cooler months. Step outside your dining or kitchen area onto the private sundeck to enjoy quiet mornings with a coffee and evening sunsets. Downstairs adds two more bedrooms, a spacious rec room, some extra storage and a built-in sauna for ultimate post-day relaxation. Modern updates to the roof in 2019, furnace and hot water tank in 2024 provide total peace of mind, while a detached two-car carport makes parking and projects simple. Outdoor enthusiasts will love the immediate proximity to the South Canoe Trail network for hiking, biking and horse back riding. The surrounding land features hay fields, garden spaces, 5 varieties of apples, 4 varieties of grapes, a plum and cherry trees, a greenhouse, kids playhouse, a root cellar as well as access to the bottom of the property from the road below through a forested area. A massive barn with concrete floors stands ready for any endeavor, equipped with a rear woo...



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