



## 2990 50 Street Salmon Arm British Columbia

NW Salmon Arm

**\$1,699,000**



Private 21.6 ACRE property within the city limits of Salmon Arm with a 2nd residence. This well-maintained acreage features a 3 bedroom, 3 bathroom home, the 34' x 38' shop has an attached 532 sq ft 1-bedroom suite with separate access currently vacant for the sale but could easily be rented. The shop and suite each have their own natural gas heat. Being fenced + cross fenced with 4 heated auto water bowls on flat land and 6 existing paddocks make it an excellent horse property. The bright, open-concept main floor offers a spacious country kitchen, dining area, and living room and a floor-to-ceiling gas fireplace. Also on the main level is a bedroom or office. Upstairs features a huge master bedroom with walk-in closet and attached 2-piece ensuite, a third bedroom, and a full 4-piece bathroom. Hardwood and tile flooring with radiant in-floor electric heat in the tile. The full unfinished basement with separate entrance has a roughed-in bathroom, forced air gas furnace, wood stove and cold room. The wraparound covered deck showcases the stunning views of Shuswap Lake and beyond. Two massive 60' x 100' pole barns with power, one with a loft and concrete area perfect for 4 stalls. 15 acres of productive hayland. A large garden area, orchard + berry plantings, 2.5 acres of mature timber. The property is on city water and also has a drilled well ready to be used as needed also. L...



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