



## 3681 40 Street Salmon Arm British Columbia

NE Salmon Arm

**\$1,399,900**



RARE FIND - PRIME ACREAGE IN NORTH BROADVIEW! Discover this beautiful and hard-to-find 2.96-acre property in Salmon Arm's highly sought-after Northeast sector. This exceptional acreage offers a spacious 4-bedroom, 2-bathroom bi-level home with a fully self-contained 2-bedroom, 1-bathroom suite—perfect for extended family, guests, or rental income. The main residence features an updated kitchen with patio doors leading to a covered sundeck equipped with a hot tub and natural gas hookup for your BBQ. The generous dining area with a gas fireplace flows into a sunken living room and office nook, also warmed by a second gas fireplace. You'll appreciate the updated laundry room, a modern main bath, two additional bedrooms, and a large primary suite with a renovated 3-piece ensuite. The lower level adds flexibility with an extra bedroom or office, a cozy family room, and ample storage. The bright and spacious 2-bedroom suite offers a separate entrance, side parking, a full kitchen, living room with gas fireplace, and access to its own private patio. The outdoor space is equally impressive and includes: A 32' x 50' shop with 16' ceilings, 12' x 14' overhead door, mezzanine, and roughed-in plumbing for a bathroom, A 12' x 28' detached studio with a 2-piece bathroom, mini-split heating/cooling, and its own washer/dryer - ideal for a home office, art studio, or guest accommodation...



**RE/MAX Kelowna**  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada

### Nick Harrison

RE/MAX Shuswap Realty

Phone: (250) 253-3391

<https://kentelharrison.com/>

