



3960 50 Street Salmon Arm British Columbia

NE Salmon Arm

\$1,249,000



COUNTRY CHARM - CITY CONVENIENCEThis 3-bedroom, 2-bath rancher has over 1900 sq ft and sits on a beautiful 2.12-acre property with a creek running through it. The well-maintained 2005 custom-built home is filled with thoughtful design features throughout. A vaulted foyer entry welcomes you into the spacious living room with a cozy fireplace, while the fully equipped kitchen--complete with an island, granite countertops, and ample cabinetry--serves as the heart of the home. The primary suite features a walk-in closet and private ensuite, along with access to the covered deck a perfect spot for enjoying the tranquil surroundings. The laundry room includes a stackable washer and dryer, sink, cabinetry, and convenient access to the garage. The property is accessed through a gated driveway and sits back from the Trans-Canada Highway, surrounded by mature trees that provide exceptional privacy. The backyard opens to a picturesque setting with a running creek, garden area, fruit trees, and open lawn space. For the car enthusiast or hobbyist, there is a 40' x 28' shop with in floor heat, and an unauthorized 1-bedroom in-law suite above. Additional outbuildings include 40' x 26' covered RV storage with an attached 30' x 7' lean-to, providing plenty of space for vehicles, equipment, and recreational toys. Seller has installed solar panels to the home to offset electrical cos...



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