



## 4640 70 Avenue Salmon Arm British Columbia

NE Salmon Arm

# \$649,000



Charming 2-bedroom home in Canoe on 0.69 acres with mature cherry trees and a heated detached garage with workspace. Situated toward the back of a spacious lot near Lund Park & Wright Pond, this home offers a wonderful blend of comfort, character, and functional outdoor space. From the double carport with seating area, step inside to an open-concept kitchen and living area featuring a freestanding gas fireplace -- perfect for cozy evenings. Outside, enjoy an abundance of mature cherry trees that provide beauty, shade, and a seasonal taste of the Shuswap. In the past, these gorgeous trees have created a connection with the local neighbourhood through u-pick cherries. Parking is plentiful with a long driveway, carport, and a heated detached garage complete with workshop space and additional covered storage -- ideal for hobbies, vehicles, or projects. This property offers a fantastic opportunity to enjoy the Shuswap lifestyle with mountain views and nearby amenities including Canoe Beach, North Canoe Elementary, local shops, and restaurants. Whether you're a first-time buyer, downsizing, or looking for a property with room for projects, this home offers something special. (id:6769)

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