



## 4841 5 Avenue Salmon Arm British Columbia

SW Salmon Arm

# \$759,000



It is incredibly rare to find a property with its own mini-waterfall, 4 km from town and on City water! This 5.62-acre park-like estate is a dream for hobby farmers and nature lovers alike centered around the soothing sounds of Palmer Creek. Just a one-minute walk from your back door, you'll find your own private mini-waterfall that runs year-round; close enough to hear from the backyard while you drink your morning coffee. The land is beautifully treed with a network of private trails, offering a level of peace you just don't expect only five minutes from town. The property is fully set up for a self-sufficient lifestyle, featuring a 22'x32' detached shop/garage, a 16'x26' barn with a mezzanine, and a wood shed. The home itself is a classic rancher with a functional layout: three bedrooms and a full bath on the main, with a fourth bedroom finished downstairs. The rest of the basement is a blank canvas with its own separate entrance, making it an easy candidate for a mortgage-helper suite or a massive family rec room. Connected to municipal water and offering plenty of space for gardens or livestock, this is the perfect spot to plant roots and build a rural lifestyle without sacrificing the convenience of being close to everything. (id:6769)

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