



## 50 Valecairn Road Enderby British Columbia

Enderby / Grindrod

**\$699,900**



Prime Real Estate Opportunity in North Okanagan Discover the unparalleled potential of this 31.73-acre property, perfectly situated in the picturesque North Okanagan region. With city water and natural gas readily available at the lot line and two power poles already in place, this acreage offers a seamless transition for your next project or personal retreat. Key Features: Prime Location: Nestled at the south end of Valecairn Road cul-de-sac, this property boasts a convenient 2-3 minute drive to downtown Enderby and the Shuswap River. Enjoy easy access to Salmon Arm (25 minutes) and Vernon (30 minutes). The acreage is NOT in the ALR, presenting more opportunities and uses or maintain the full expanse for your private enjoyment. Utilities and Zoning: The property is zoned C.R. (Country Residential). While septic will be required, the essential utilities are in place. Note the annual water levy for Valecairn Road (\$812.00 in 2023) and the "Out Of Town" usage fee (2024 was \$331.66). Located on the scenic southwest hillside off the lower part of Gunter Ellison Road, this property combines convenience with tranquility. Don't miss the chance to capitalize on this unique opportunity. Contact your agent today to schedule a viewing and explore the possibilities this North Okanagan gem has to offer. (id:6769)

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