



## 5081 70 Avenue Salmon Arm British Columbia

NE Salmon Arm

# \$425,000



A rare, 75x100 foot lot in the desirable Canoe neighbourhood anchors this 1930 character home, offering immense potential for future redevelopment (permit-ready duplex plans available). Classic architectural details run throughout the interior of this 3-bedroom, 1 bathroom home providing a distinct sense of individuality that stands out from standard modern builds. A bright floor plan can accommodate a home office with reliable local high-speed internet and the spacious second floor can be a kid's dream bedroom/playroom! Situated just minutes from the sandy shores of Canoe Beach and the local boat launch, this location makes it easy to transition from a productive workday to an evening paddle on Shuswap Lake. Commuters enjoy efficient access to Highway 1, keeping the downtown core, local cafes, and the South Canoe trail network within a quick ten-minute drive. Secure your stake in a thriving community where long-term value meets the active Shuswap lifestyle; schedule a walk through the property and explore the Canoe neighbourhood today. Offered at \$425,000, it's the best value for a single-family home in Salmon Arm! (id:6769)

### Marv Beer

Royal LePage Access Real Estate

Phone: (250) 517-8390

<http://www.royallepageaccess.ca/>



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

