



## 615 97B Highway Salmon Arm British Columbia

SE Salmon Arm

**\$1,398,000**



Almost 10 Acres Within City Limits - A Truly Rare Opportunity! Blending the perfect balance of country charm, space, and everyday convenience, this welcoming two-storey home is set on nearly 10 acres within city limits—an offering seldom found. The fully updated kitchen features quartz countertops, new cabinetry, backsplash, and stainless-steel appliances including a built-in oven, gas cooktop, dishwasher, and refrigerator. Just off the kitchen, a generous dining area is ideal for family gatherings, with patio doors leading to a screened-in sunroom—perfect for enjoying peaceful views year-round. Large windows throughout the home capture stunning country vistas and an abundance of natural light. The main level also offers a cozy living room with a gas fireplace surrounded by natural rock, overlooking the covered veranda. A flexible office or multipurpose room adds versatility, while the oversized primary bedroom provides a private retreat with French doors to the veranda, a walk-in closet, and a four-piece ensuite. A laundry room, four-piece main bathroom, and a spacious family room ideal for entertaining complete the main floor. Upstairs, you'll find two extra-large bedrooms—perfect for family or guests—along with an additional four-piece bathroom. The 808 sq. ft. unfinished basement offers excellent storage and future potential. Outside, the property is exceptionally we...



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