



## 6751 51 Street Salmon Arm British Columbia

NE Salmon Arm

# \$389,900



Freehold Bare Land Strata | Low Strata Fees of Just \$115/Month Welcome to Canoe Creek Estates, a peaceful and well-kept bare land strata community in the heart of Canoe, where you own your land while enjoying low monthly fees and a relaxed lifestyle just minutes from Shuswap Lake. This well-maintained 3 bedroom, 2 bathroom home offers excellent value for homeowners and investors alike, currently generating \$2,250/month in rental income with tenants already in place. Built in 1992, the home features a bright open-concept layout with a spacious living area, large windows, and a functional kitchen designed for everyday comfort and easy entertaining. The primary bedroom includes its own private ensuite, while two additional bedrooms provide flexibility for family, guests, or a home office. Outside, enjoy a fully fenced yard with a sunny deck and patio area perfect for summer BBQs, morning coffee, or relaxing outdoors. The property also includes a storage shed, landscaped yard space, and ample privacy, all situated on a quiet cul-de-sac surrounded by mature greenery. Located in the desirable Canoe neighbourhood, you're just minutes from Canoe Beach, the marina, golf course, parks, restaurants, Canoe Village Market, North Canoe Elementary, and public transit, offering the perfect blend of convenience and recreation. Whether you're searching for an affordable home, downsizing oppor...



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