



7031 50 Avenue Salmon Arm British Columbia

SW Salmon Arm

\$659,000



Prime Location ~ Renovated Rancher on 1 Acre Beside the Salmon River! This beautifully updated 1,200 sq. ft. rancher offers 2 bedrooms and 1 bathroom, nestled on a private, park-like 1-acre lot along the Salmon River—within city limits, yet completely immersed in nature. Enjoy stunning views of Mt. Ida and Fly Hills in a serene setting surrounded by mature trees and lush greenery. Key highlights includes a spacious great room with tons of natural light, high ceilings, custom Low-E windows, and custom window coverings. The eat in kitchen offers excellent workflow and ample storage that easily accommodates a large dining table for family gatherings. The cozy living room provides a welcoming space for quiet evenings, while the thoughtfully designed bathroom features a walk-in shower with rain head and hand-held wand, built-in storage, a laundry chute, a SunTube for natural light, and a nightlight fan. The property also includes a circular driveway, ample parking, RV parking, and an oversized attached double garage with a automatic opener and workshop area. Designed with comfort and convenience built in using quality, low toxin materials, the home showcases mostly Canadian-harvested and milled maple hardwood, cork flooring in the primary bedroom, and bamboo in the kitchen. Recent updates include a refrigerator (2018), dishwasher (2019), electric stove (2021), hood fan (2022), ...



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