



**710 10 Street Salmon Arm British Columbia**  
 SW Salmon Arm  
**\$575,000**



Prime Development Opportunity - Renovated Home on 0.47 Acres in a Central Location. Develop now or plan for the future with excellent cash-flow potential. Sitting on a level 0.47-acre lot, the house and property enjoy a private, park-like setting while still being within walking distance to Piccadilly Mall, sports fields and downtown amenities. Whether you're looking for a comfortable place to call home or an investment with serious upside, this property checks all the boxes. The updated two-story home offers 1,320 sq ft of finished living space, featuring 3 bedrooms and 1 full bathroom. The main floor boasts a modern kitchen, a spacious living area, and a bright primary bedroom. Upstairs, you'll find two generously sized bedrooms and a versatile open office/den area -- perfect for working from home or a study nook. The full, unfinished basement offers excellent potential for a suite or additional living space, making this property ideal for both homeowners and investors alike. Zoned R5, this lot holds significant development potential -- with the ability to accommodate multi-family housing (buyer to verify with City of Salmon Arm). A rare opportunity to live in or develop a property in one of the area's most convenient and desirable locations. (id:6769)

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