



7161 50 Avenue Salmon Arm British Columbia

SW Salmon Arm

\$1,350,000



PRIVATE ACREAGE close to town. Opportunity to own a stunning 8.13-acre property nestled within the city limits of Salmon Arm. This home offers breathtaking views of Mt. Ida, Fly Hills, and the Salmon River Valley -- a true blend of rural beauty with in-town convenience, and on city water! The beautifully, newly renovated 5-bedroom, 3-bathroom home features timeless 1974 architectural design with modern updates throughout. Vaulted cedar ceilings, exposed beams, hardwood flooring, a heat pump, new kitchen, finished basement and newly renovated bathrooms! The functional layout is perfect for families, with 3 beds/ 2baths upstairs and downstairs you'll find a dedicated office space, Rec room with fireplace, 2 more bedrooms and another bathroom, as well as a workshop/storage area. Outside, enjoy the covered deck as well as the expansive 572 sq ft patio complete with a hot tub, shade sail, and natural gas hookup for your BBQ. This property includes an attached double garage and an 18x14 A-frame shelter for extra storage. Over 6 acres of fenced grazing land are divided into 3 pastures, ideal for agricultural use. Established garden beds and perennials offer an abundance of berries and irrigation rights and a water license from the Salmon River ensure lush, green growth throughout the seasons. The Salmon River is clean and shallow in the summer, offering a sandy and pebble-bottomed...



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

Bree Petch

RE/MAX Shuswap Realty

Phone: (250) 813-0734

<http://www.breepetch.com/>

