



# 1121 Shuswap Street Salmon Arm British Columbia

\$1,050,000

Welcome to 1121 Shuswap Street SW, a rare opportunity to own a piece of local history now offered at a new price. This 2.81 acre hobby farm has been cherished by the same family since 1920 and is located in the ALR with R10 zoning, providing a perfect blend of rural potential and city convenience. The home spans over 3,000 square feet and features a basement designed with a separate suite layout in mind, offering excellent flexibility for a mortgage helper or extended family. Outside, the park like setting includes a pond that attracts herons, deer, and moose, all surrounded by established medicinal plants and a living fence for total privacy. Whether you are looking to raise animals, grow your own food, or simply enjoy a property with deep local roots, this acreage provides an incredible canvas for your sustainable lifestyle in the heart of Salmon Arm. (id:6769)

Full ensuite bathroom 19' x 10'

Bedroom 12' x 10'

Primary Bedroom 19' x 26'

Family room 25' x 18'

Laundry room 25' x 18'

Bedroom 16' x 13'

Bedroom 11' x 12'

Full bathroom Measurements not available

Recreation room 30' x 15'

Foyer 6' x 11'

Living room 19' x 12'

Dining room 8' x 4'

Kitchen 17' x 13'

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty

<http://jeznichols.com/>



Royal

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