



# 1403 Salmon River Road Salmon Arm British Columbia

\$1,080,000

An extraordinary opportunity to own a peaceful and expansive acreage in desirable Silver Creek. Part of the property is being hayed and the balance is treed. This well-maintained 1,700+ sq. ft. rancher is set on 33.91 acres, with a corner of the property bordering the Salmon River--offering privacy, natural beauty, and endless potential. The 3-bedroom, 1-bath rancher style home features a functional and inviting layout, including a spacious kitchen open to the family room, a formal dining room with cozy wood stove, a bright living room, plus storage and utility rooms. Outdoor living is well-appointed with a covered deck and patio, perfect for relaxing or entertaining. Originally built in 1956, the home was thoughtfully expanded with an addition in approximately 1992. The property is well-equipped for rural living, featuring multiple outbuildings, including a 22' x 32' shop with high ceilings and lean-to's on both sides, and additional sheds--ideal for storage, hobbies, or the large shed may accommodate chickens. Ideal for outdoor enthusiasts, this acreage backs onto Crown land, providing direct access to miles of trails for hiking, riding, and exploring right from your doorstep. Enjoy the tranquility of country living while remaining conveniently located--just 20 minutes to Salmon Arm and approximately 36 minutes to Vernon. A rare offering combining space, privacy, and opportunity--ready for you to make it your own. (id:6769)

Storage 6'3" x 4'10"

Storage 6'5" x 5'11"

Family room 17'2" x 17'11"

4pc Bathroom 10'4" x 7'5"

Bedroom 10'5" x 8'1"

Bedroom 11'1" x 10'6"

Primary Bedroom 14'2" x 10'0"

Dining room 13'2" x 13'11"

Utility room 15'6" x 6'3"

Living room 22'3" x 12'1"

Kitchen 13'2" x 13'9"

Listing Presented By:



Originally Listed by:  
REMAX Shuswap Realty

<http://www.lindaclarke.ca/>



Royal

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