



1660 28 Avenue Salmon Arm British Columbia

\$1,650,000

LAKE VIEW! LAKE VIEW! Just over 3.5 Acres In Town | Unobstructed Lake Views | Workshop w/ Hoist | Subdivision Potential A rare opportunity to own private acreage in town with spectacular lake views and endless potential. Welcome to this incredible 3.6-acre property offering breathtaking, unobstructed lake and mountain views right in town. The home features rancher-style main floor living with a daylight walk-out basement, covered deck and basement with suite potential that is perfectly positioned to capture the stunning lake views through large picture windows. A drive-through driveway and double heated garage on the main level make this home both practical and accessible. The property includes a large, paved backyard area along with a detached 2 door heated garage with a workshop attached with the hoist this makes this property ideal for mechanics, hobbyists, or storing recreational equipment. Roof replaced in 2025; radiant heating system and heat pump (Approx 2 years); hot water tank is approx. 5 years old The partially fenced acreage provides space for a hobby farm, ,or possible subdivision potential for future value. Outdoor enthusiasts will love being near hiking trails and all the outdoor recreation at your fingertips! Located in the highly desirable Appleyard subdivision on a quiet private no-through road. With just a 5-minute drive to Canoe beach, walking distance to schools, and close to amenities and town services. Measurements by IGUIDE are approximate (id:6769)

Listing Presented By:



Originally Listed by:
Coldwell Banker Executives Realty

<https://gracebootsma.agent.cbignite.ca/>



Royal

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Workshop 13'6" x 15'6"

Other 25'9" x 9'7"

3pc Bathroom 9'11" x 7'2"

Primary Bedroom 11'9" x 11'11"

Kitchen 16'8" x 12'

Family room 22'3" x 13'3"

Recreation room 28'10" x 17'10"

Other 22'8" x 21'

Laundry room 7'6" x 7'

4pc Bathroom

Bedroom 10' x 9'11"

Bedroom 9'11" x 10'

3pc Ensuite bath 7'5" x 10'8"

Primary Bedroom 15'4" x 12'4"

Family room 11'11" x 17'

Living room 16'11" x 15'6"

Dining nook 10'10" x 6'10"

Dining room 9'5" x 9'11"

Kitchen 10'5" x 12'

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