



## 2086 Yankee Flats Road Salmon Arm British Columbia

\$989,000

Beautiful 8.28-Acre Property in Yankee Flats - Salmon Valley This well-kept 3 bedroom, 3 bathroom home sits on 8.28 acres in the peaceful Yankee Flats area of Salmon Valley. The full-length deck offers stunning valley views overlooking the property and stretching out toward Mt. Ida. The main level features level entry access, a bright kitchen, and open dining and living areas complete with a real wood-burning fireplace. The primary bedroom includes a convenient 2-piece ensuite, and the laundry is located on the main floor just off the spacious front entrance. The walk-out basement offers an additional bedroom, a family/rec room, and plenty of storage space. The home is efficiently heated with in-floor electric boiler heat plus a freestanding woodstove. Outside, the property is well set up for horses or hobby farming. You'll find fenced paddocks, covered parking, and a stall barn with two box stalls. There's also a 14' x 24' workshop, hay storage, and multiple horse shelters throughout the paddocks. The shallow well provides a good water supply, and the land offers a mix of open and treed areas with lots of room for equipment storage or future buildings. Enjoy privacy and space, all just 20 minutes from Salmon Arm. (id:6769)

Bedroom 10'6" x 17'3"	4pc Bathroom 7'11" x 10'0"
Living room 30'10" x 23'2"	Laundry room 7'8" x 7'2"
3pc Bathroom 5'1" x 10'4"	Foyer 11'0" x 12'0"
3pc Ensuite bath 4'3" x 5'11"	Living room 19'8" x 13'1"
Primary Bedroom 17'3" x 14'7"	Dining room 8'4" x 10'11"
Bedroom 10'0" x 14'11"	Kitchen 10'4" x 10'11"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty



Royal

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