



2086 Yankee Flats Road Salmon Arm British Columbia

\$948,000

8.28 Acre Horse Property between Armstrong and Salmon Arm. Tons of good flat ground and space for RV's toys or a dream shop. Featuring a sand outdoor arena, grass horse paddocks with shelters, fenced dry paddock/pasture with a well-kept 3 bedroom, 3 bathroom home. The full-length deck off the main floor has great valley views overlooking the property and stretching out toward Mt. Ida. The main floor features level entry access, a bright kitchen, and open dining and living area with sliding doors leading on to the deck. The master bedroom is good size with a 2 piece ensuite and walk in closet plus your own sliding glass door out on to the deck, across the hall is a 2nd bedroom and the main 4 piece bathroom, the laundry is located on the main floor just off the front entrance. The walk-out basement has a 3rd bedroom, a updated full 3 piece bathroom and a huge livingroom/rec room with a separate entrance and plenty of storage space. The home is heated with high efficient in-floor electric boiler and an outdoor wood boiler if you want to burn wood, the property is well set up for horses or cows. You'll find fenced paddocks, and a stall barn with two box stalls and parking space. 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. Enjoy privacy and space 20 mins to Salmon Arm, 25 mins to Armstrong (id:6769)

Listing Presented By:



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Other 14'0" x 13'0"

3pc Bathroom 5'1" x 10'4"

Other 14'0" x 24'0"

3pc Ensuite bath 4'3" x 5'11"

Other 13'0" x 23'0"

Primary Bedroom 17'3" x 14'7"

Other 10'0" x 17'0"

Bedroom 10'0" x 14'11"

Other 15'0" x 15'0"

4pc Bathroom 7'11" x 10'0"

Other 11'0" x 16'0"

Laundry room 7'8" x 7'2"

Utility room 5'8" x 5'8"

Foyer 11'10" x 21'0"

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Storage 13'8" x 5'11"

Living room 19'8" x 13'1"

Bedroom 10'6" x 17'3"

Dining room 8'4" x 10'11"

Family room 30'10" x 23'2"