



# 2851 20 Avenue Salmon Arm British Columbia

\$2,395,000

THE PERFECT & PRIVATE IN-TOWN ACREAGE - Rare opportunity to own an in town acreage with so much to offer. Almost 7 acres fully fenced within city limits; close to schools, trails, golf and more. This home includes over 2500 sq ft of living space all on one level with 4 bedrooms and 3 full bathrooms. Well cared for and meticulously maintained the home is bright with a kitchen and eating nook overlooking the large covered patio and landscaped yard and water feature. The patio includes a gas BBQ connection. The family room is cozy with a gas fireplace, built-ins and lovely view of the trees beyond. The formal livingroom is the perfect place to relax with a book as you enjoy this inviting space. All the lights are LED, furnace and A/C are 2 years old, roof replaced in 2018, poly B replaced with PEX. The home features a large double garage. There is also a large shop/workshop area that is finished and heated. Generator to cover you in the event of a power outage. As if this wasn't enough you also have a barn, 3 water hydrants and a quaint little guest cabin. Fully fenced with areas for horses or other animals. Gated driveway with cattle guard. The property is in the ALR but has future potential for possible development. Fully paved driveway with tons of parking available. Significant timber value (id:6769)

- Workshop 27'9" x 39'
- Storage 3'3" x 5'
- Storage 3'2" x 7'8"
- Primary Bedroom 15'3" x 13'8"
- Living room 18'10" x 21'3"
- Laundry room 14' x 11'8"
- Kitchen 13'11" x 13'8"
- Other 26'4" x 23'1"
- Foyer 7'4" x 6'5"
- Family room 15'2" x 14'9"
- Dining room 14'11" x 12'5"
- Bedroom 15'7" x 10'1"
- Bedroom 10'7" x 10'3"
- Bedroom 12'2" x 10'1"
- 4pc Bathroom 10'1" x 6'0"
- 3pc Ensuite bath 11'2" x 6'7"
- 3pc Bathroom 5'2" x 8'5"
- Other 8'7" x 11'1"

Listing Presented By:



Originally Listed by:  
Royal LePage Access Real Estate

<http://www.tinacosman.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.