



3135 Edes Road Salmon Arm British Columbia \$979,900

3135 Edes Road debuts on the MLS for the first time, offering a rare 3.21-acre heritage estate that perfectly balances historical charm with immediate income potential. At the heart of this expansive property is a 2300+ square-foot character farmhouse built in 1918, featuring six spacious bedrooms and four bathrooms. While the home retains its timeless "bones" and serves as a magnificent canvas for restoration, it has been thoughtfully updated with a brand-new furnace and fresh paint throughout, ensuring comfort while you bring your vision to life. The utility of this acreage is unmatched, featuring a 30x30 shop complemented by an attached, renovated suite that currently generates \$1,000 per month. Adding to the property's incredible ROI is a separate mobile home on-site, providing an additional \$1,500 in monthly rental income. This \$2,500 total monthly revenue offers a significant hedge against mortgage costs while you enjoy the pastoral lifestyle. The grounds are a gardener's paradise, boasting established fruit trees and ample space for sustainable living, all situated less than 15 minutes from the amenities of downtown Salmon Arm. Whether you are looking for a multi-generational family compound, a high-yield investment, or a private acreage with a head start on modernization, 3135 Edes Road is a standout heritage opportunity. (id:6769)

Bedroom 11' x 9'
Bedroom 11' x 8'
Bedroom 13' x 9'
Bedroom 13' x 8'
Partial bathroom Measurements not available
Full bathroom Measurements not available
Other 10' x 9'

Primary Bedroom 17' x 12'

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Living room 13' x 10'
Foyer 7' x 20'
Bedroom 11' x 11'
Full bathroom Measurements not available
Partial bathroom Measurements not available
Laundry room 7' x 10'
Family room 17' x 9'
Kitchen 17' x 12'

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