



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'

Dining room 15' x 10'

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'

Listing Presented By:



Originally Listed by:
Coldwell Banker Executives Realty

<http://jeznichols.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.