



3681 40 Street Salmon Arm British Columbia

\$1,399,900

RARE FIND - PRIME ACREAGE IN NORTH BROADVIEW! Discover this beautiful and hard-to-find 2.96-acre property in Salmon Arm's highly sought-after Northeast sector. This exceptional acreage offers a spacious 4-bedroom, 2-bathroom bi-level home with a fully self-contained 2-bedroom, 1-bathroom suite--perfect for extended family, guests, or rental income. The main residence features an updated kitchen with patio doors leading to a covered sundeck equipped with a hot tub and natural gas hookup for your BBQ. The generous dining area with a gas fireplace flows into a sunken living room and office nook, also warmed by a second gas fireplace. You'll appreciate the updated laundry room, a modern main bath, two additional bedrooms, and a large primary suite with a renovated 3-piece ensuite. The lower level adds flexibility with an extra bedroom or office, a cozy family room, and ample storage. The bright and spacious 2-bedroom suite offers a separate entrance, side parking, a full kitchen, living room with gas fireplace, and access to its own private patio. The outdoor space is equally impressive and includes: A 32' x 50' shop with 16' ceilings, 12' x 14' overhead door, mezzanine, and roughed-in plumbing for a bathroom, A 12' x 28' detached studio with a 2-piece bathroom, mini-split heating/cooling, and its own washer/dryer - ideal for a home office, art studio, or guest accommodation, Chicken coops, multiple garden sheds, a barn with waterer, secure dog run, and raised garden beds, A beautiful open field offering space for hobby farming or simply enjoying the peace of country living. This property is on city water, zoned A2, and located within the ALR (Agricultural Land Reserve). A rare opportunity to enjoy privacy, functionality, and the charm of rural life just minutes from all Salmon Arm amenities...Don't miss your chance to own this truly exceptional property! (id:6769)

Bedroom 12'2" x 9'9"

Recreation room 12' x 16'8"

Storage 13'7" x 9'4"

Primary Bedroom 11'8" x 12'5"

Living room 25' x 18'

Laundry room 8' x 12'6"

Bedroom 16' x 11'5"

4pc Bathroom 8'10" x 9'

3pc Ensuite bath 7'4" x 6'8"

Living room 18'8" x 17'2"

Full bathroom 11'5" x 11'

Bedroom 7'9" x 11'

Listing Presented By:



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<https://kentelharrison.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna,
BC,

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

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Kitchen 14'11" x 11'8"

Dining room 19' x 17'2"

Bedroom 9'4" x 11'5"

Primary Bedroom 11'4" x 11'

Dining room 15' x 12'3"

Kitchen 10'3" x 12'