



4091 10 Avenue Salmon Arm British Columbia

\$998,000

ROOM TO ROAM.....Tucked away just minutes from Salmon Arm, this 2.5-acre property offers the kind of space and flexibility that's getting harder to find. Fully fenced and ready for your ideas, it's an ideal setting for anyone looking to enjoy a bit more room, whether that means a garden, a few animals, or simply a quieter pace of life. The home has been thoughtfully updated and is laid out with everyday living in mind. The main floor features an open design that brings together the kitchen, dining, and living areas into one bright, comfortable space. Hardwood floors add warmth, while a freestanding gas stove creates a natural gathering point during cooler months. Adding to the homes overall efficiency and reliability, is an upgraded furnace, central air conditioning, and 200-amp electrical service. Also on the main level, you'll find a generously sized primary bedroom, a full bathroom with a soaker tub and separate shower, and the convenience of main-floor laundry. Basement has 2 bedrooms, a family room and a full bathroom with access to the back yard. If you love horses then you will enjoy the 60' x 100' covered riding arena, 4 box stalls, a shelter, tack room, heated waterer and corrals. Other outbuildings include a 15 x 23 garage/shop with power and an attached storage shed. Walking distance to Little Mountain Park which features 80 acres of hiking and riding trails, and the Outdoor Learning School in South Canoe. This is a wonderful place to call home. (id:6769)

3pc Bathroom 9'2" x 6'

Family room 14' x 12'

Bedroom 12'6" x 12'6"

Bedroom 3'7" x 4'0"

Laundry room 6'5" x 2'8"

4pc Bathroom 9'6" x 7'0"

Primary Bedroom 10'7" x 10'2"

Dining nook 8'6" x 6'0"

Living room 13' x 12'1"

Dining room 9'6" x 8'8"

Kitchen 10'2" x 9'8"

Listing Presented By:



Originally Listed by:

RE/MAX Shuswap Realty

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Royal

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