



450 20 Avenue Salmon Arm British Columbia

\$1,320,000

Rare opportunity to enjoy nearly 5 acres of privacy and lake and mountain views while still being right in town on city water. This versatile property features a barn, hobby farm set up, heated above ground pool, hot tub and a large concrete parking area for your boat, RV and all of your toys. With room for kids to play and direct access to trails leading to Mt Ida, its the perfect blend of convenience and country living. The spacious 5 bedroom, 3 bathroom rancher with full walk out basement offers an idea family layout. The main floor features 3 bedrooms and 2 bathrooms, with large windows facing the lake and mountains, while the lower level includes a spacious rec room with cozy fireplace, 2 additional bedrooms, bathroom, office and plenty of storage. Additional features include cherry and plum trees, heat pumps for heating and cooling, oversized attached garage, 200 amp service, 9 year old roof and hardy siding. Buyers could pursue subdivision potential on lower part acreage. (id:6769)

Workshop 15'8" x 6'11"

Storage 8' x 7'9"

Recreation room 26'1" x 19'7"

Office 9'1" x 7'9"

Laundry room 19'10" x 5'4"

Bedroom 11'11" x 9'1"

Bedroom 15'1" x 12'10"

3pc Bathroom 6'9" x 5'8"

Primary Bedroom 17'4" x 12'11"

Living room 21'8" x 15'9"

Kitchen 11'4" x 9'7"

Dining room 11'9" x 11'4"

Bedroom 10'4" x 9'8"

Bedroom 15'11" x 9'8"

5pc Bathroom 9' x 6'11"

4pc Ensuite bath 7'1" x 4'11"

Listing Presented By:



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Royal

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