



## 4760 Canoe Beach Drive Drive Salmon Arm British Columbia

\$609,000

Your opportunity to own approximately .30 acres of subdividable property in the highly sought-after community of Canoe! Just a 3-minute walk to the public beach, this property offers the ultimate in laid-back, beachside living right at your doorstep. Enjoy the convenience of nearby amenities, restaurants, convenience stores, transit and the elementary school, all within the community, while being close to everything Salmon Arm has to offer-- easy access to the lake for year-round enjoyment. Situated on a generous flat lot with desirable R10 zoning/medium density , this property presents incredible flexibility and future potential. The existing older home could potentially serve as your residence or rental while you bring your vision to life. Whether you're dreaming of building a shop, carriage house, or exploring subdivision possibilities, the options here are truly endless. City services available at the property line, offering convenience and excellent future development potential. buyers are advised to verify availability, connection requirements, and associated costs with the applicable local authorities." Measurements are by I GUIDE (id:6769)

Primary Bedroom 8'4" x 14'

Living room 19'1" x 12'2"

Full bathroom 5'5" x 7'6"

Bedroom 11'4" x 10'

Bedroom 11'4" x 10'

Kitchen 17'3" x 11'2"

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty

<https://gracebootsma.agent.cbignite.ca/>



Royal

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