



# 5041 75 Avenue Salmon Arm British Columbia

\$849,000

Rare waterfront opportunity in the heart of Canoe! Set along the shores of Shuswap Lake, this 3 bedroom, 2 bathroom home offers 1,309 sq. ft. of living space on a flat and usable 0.22 acre lot--all within city limits and connected to municipal water and sewer. Enjoy an unbeatable central location that captures where small-town charm meets everyday convenience--just a short stroll to the local general store, post office, and the ever-popular Canooligans!. Everything you need is right at your doorstep. The home features an attached double garage, plus ample additional parking for vehicles, boats, or RVs. The spacious yard offers plenty of room to relax, entertain, or create your dream outdoor space, all while taking in the beauty of the lakefront setting. With a little TLC, this property presents an incredible opportunity to get into the waterfront market and make it your own--whether it's a full-time residence, vacation getaway, or investment. Waterfront living, in-town convenience, and endless potential--this is Shuswap living at its best. (id:6769)

4pc Ensuite bath 9'10" x 6'11"  
Primary Bedroom 13'7" x 14'4"  
Other 28'4" x 23'10"  
4pc Bathroom 5'8" x 6'8"  
Bedroom 9'11" x 10'6"

Bedroom 9'11" x 10'4"  
Living room 14'9" x 17'9"  
Dining room 8' x 10'7"  
Kitchen 11'6" x 10'6"

Listing Presented By:



Originally Listed by:  
REMAX Shuswap Realty

<http://www.stacerteam.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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