



# 5641 50 Street Salmon Arm British Columbia

\$1,065,000

Escape to the privacy and tranquility of Gleneden with this rare 10-acre property offering the perfect blend of country living and city convenience. Located within Salmon Arm city limits and just 10 mins from town, this picturesque acreage boasts breathtaking panoramic views that include Shuswap Lake, Mount Ida, Bastion Mtn, and the Enderby Cliffs - JUST WOW. A spacious Gambrel-style home offers approximately 3,000 sq. ft. of living space with 5 bedrooms, 3 bathrooms, hardwood floors upstairs and a flexible layout ideal for extended family or in-law accommodation. The upper level features a large primary suite with access to a private deck, a 2nd bdrm, full bathrm, kitchen & family rm where the spectacular views take center stage. The lower level offers 3 additional bedrooms, a full bathrm, spacious laundry room, utility room, separate entrances, and excellent suite potential. Outside, the opportunities are endless. Fenced and cross-fenced acreage, fruit trees, a charming potting shed/art studio, and direct access to Crown land trails create the lifestyle many dream about. Raise animals, grow your own food, ride the trails, or simply enjoy the peace and privacy of your surroundings. Situated in the ALR, this property offers value & potential agricultural opportunities or farm status for the tax break. A truly special opportunity to enjoy rural independence without sacrificing services such as city garbage and recycling collection. See feature sheet for additional details. (id:6769)

Listing Presented By:



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REMAX Shuswap Realty

<http://www.homeswithdeb.ca/>



Royal

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Bedroom 12'6" x 11'10"

Other 23' x 10'2"

Mud room 20'7" x 9'1"

Other 8'10" x 7'10"

Bedroom 12'5" x 11'7"

Utility room 12'5" x 9'1"

5pc Bathroom 12'6" x 8'

Bedroom 12'8" x 12'5"

Living room 12'8" x 12'5"

Laundry room 14'6" x 12'5"

Foyer 12'3" x 8'5"

Primary Bedroom 17'4" x 12'7"

Other 24'5" x 23'

Bedroom 11'8" x 9'10"

3pc Ensuite bath 14'6" x 11'2"

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

Family room 26'5" x 24'9"

Kitchen 12'4" x 10'1"

Kitchen 12'4" x 10'1"

Kitchen 12'4" x 10'1"

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