



5851 20 Avenue Salmon Arm British Columbia

\$1,695,000

Located in highly sought after South Canoe, a rare opportunity to own 10 acres with a newly renovated 4 bedroom 3 bathroom family home, with a large 2021 built shop, within the city limits & has the convenience of the city water supply. The house main floor was fully renovated in 2021. An addition off the kitchen was built and completed in 2024 adding another 225sq ft providing extra space for the open concept kitchen/living dining and providing access to the deck off the dining room. The custom kitchen is by Mi-Tech with large 9 ft quartz counter island and gas range. The living room has a wood fireplace to cozy around in the winter. 3 bedrooms on the main floor, family bathroom, master bedroom with full ensuite, walk in closet & patio door out to the deck. Downstairs features an additional bedroom, large recreation room, washroom, laundry, den/office and lots of storage room. The bonus room under the new addition is currently unfinished, there is a possibility of making access from the basement recreation room to access the additional space from within the main house. Outside you will find a sprawling fully fenced yard, a mature cherry orchard, apple, peach and plumb trees. The retaining walls were professionally completed by Rampton Rock Works. There is a separate driveway to the large, detached shop 35 x 35 built in 2021, with 14 ft ceilings & large overhead door for easy access, concrete pad in front & 200 amp service. The acreage is mostly fenced with approximately a bit over an acre that is in trees. (id:6769)

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Originally Listed by:
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- Storage 18' x 11'7"
- Other 8'7" x 6'4"
- Utility room 18'10" x 9'8"
- Office 12'11" x 8'2"
- Laundry room 16'4" x 9'6"
- Partial bathroom 6'10" x 5'6"
- Bedroom 14'6" x 14'5"
- Recreation room 17'7" x 5'0"
- 3pc Ensuite bath 7'7" x 5'0"
- Primary Bedroom 15'0" x 11'2"
- Bedroom 13'3" x 10'11"
- Bedroom 10'11" x 9'9"
- Full bathroom 7'7" x 5'0"
- Den 9'0" x 11'6"
- Living room 22'9" x 13'7"
- Dining room 19' x 11'5"
- Other 10'8" x 11'6"
- Kitchen 9'5" x 7'9"

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