



615 97B Highway Salmon Arm British Columbia

\$1,398,000

Almost 10 Acres Within City Limits - A Truly Rare Opportunity! Blending the perfect balance of country charm, space, and everyday convenience, this welcoming two-storey home is set on nearly 10 acres within city limits--an offering seldom found. The fully updated kitchen features quartz countertops, new cabinetry, backsplash, and stainless-steel appliances including a built-in oven, gas cooktop, dishwasher, and refrigerator. Just off the kitchen, a generous dining area is ideal for family gatherings, with patio doors leading to a screened-in sunroom--perfect for enjoying peaceful views year-round. Large windows throughout the home capture stunning country vistas and an abundance of natural light. The main level also offers a cozy living room with a gas fireplace surrounded by natural rock, overlooking the covered veranda. A flexible office or multipurpose room adds versatility, while the oversized primary bedroom provides a private retreat with French doors to the veranda, a walk-in closet, and a four-piece ensuite. A laundry room, four-piece main bathroom, and a spacious family room ideal for entertaining complete the main floor. Upstairs, you'll find two extra-large bedrooms--perfect for family or guests--along with an additional four-piece bathroom. The 808 sq. ft. unfinished basement offers excellent storage and future potential. Outside, the property is exceptionally well equipped with a large garage, shop, barn, tack shed, equipment shed, multiple horse shelters with two heated waterers, irrigation to pastures, fenced and cross fenced, a riding area, mature landscaping, several fruit trees, and the added convenience of city water. Properties of this calibre seldom become available--offering space, privacy, and lifestyle all in one exceptional package within city limits. (id:6769)

Full bathroom 8'8" x 6'10"

Bedroom 16'9" x 9'11"

Bedroom 17'2" x 11'10"

Storage 28'8" x 28'0"

Sunroom 10'1" x 14'5"

Full bathroom 4'11" x 9'11"

Full ensuite bathroom 9'4" x 15'6"

Other 6' x 13'6"

Primary Bedroom 17'2" x 13'5"

Dining room 8'7" x 11'10"

Listing Presented By:



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Royal

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Laundry room 5'9" x 9'11"

Office 11'7" x 11'7"

Family room 27'8" x 19'2"

Living room 17'4" x 27'3"

Kitchen 11'5" x 12'1"