



## 6751 51 Street Salmon Arm British Columbia

\$399,900

Freehold Bare Land Strata | Current Strata Fee: \$100/month (Note: Strata fee increasing to \$115/month effective July 1, 2025) Discover the charm of the Canoe neighborhood in this 3-bedroom, 2-bathroom home, located in the desirable Canoe Creek Estates. This well-maintained 1992-built residence offers a great investment opportunity with a tenant already in place. Step inside to a bright, open-concept living room and kitchen, ideal for entertaining and everyday living. The primary bedroom features its own ensuite, providing privacy and comfort. Enjoy outdoor living with a fenced yard, patio, deck, and a handy storage shed -- all set on your own lot in this bare land strata development. Perfectly situated on a quiet cul-de-sac, this home offers peaceful living while being just minutes from key amenities: North Canoe Elementary School Canoe Beach and Marina Golf Course Restaurants like Canooligans & Beach Cafe Canoe Village Market Parks, playgrounds, and public transit Whether you're looking to expand your rental portfolio or settle down in a friendly, relaxed community, this property offers the best of both worlds -- comfort, convenience, and long-term value. Don't miss out on this opportunity to own in beautiful Canoe, Salmon Arm. Book your viewing today! (id:6769)

Foyer 4'11" x 11'7"

Dining room 5' x 11'1"

4pc Bathroom 7'8" x 4'11"

4pc Ensuite bath 8'1" x 5'9"

Primary Bedroom 11'5" x 10'6"

Bedroom 7'10" x 11'1"

Bedroom 7'8" x 7'11"

Kitchen 7'1" x 5'5"

Living room 12'11" x 15'0"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty

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Royal

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