



7020 51 Street Salmon Arm British Columbia

\$679,000

Investment opportunity in the heart of Canoe! This well-maintained 1998-built home offers exceptional flexibility for investors, multi-generational living, or buyers looking to offset their mortgage with rental income. Featuring 4 bedrooms plus a legal, self-contained 1 bedroom suite with its own separate meter, this property offers multiple living configurations, continue renting both levels, live in one and rent the other, or easily convert it back to a larger single-family home. The upper level features 3 bedrooms, spacious living areas, large windows that fill the home with natural light, and a bright, functional kitchen with abundant cabinetry and a separate dining area. The main home also benefits from an additional lower level bedroom, ideal for growing families, guests, or a home office. The vacant 1-bedroom suite offers its own private entrance, kitchen, separate laundry, comfortable living space, and cozy fireplace, ideal for rental income, extended family, or owner occupancy. Outside, the property continues to impress with a spacious upper deck, landscaped yard with underground irrigation, covered carport, convenient alley access, and a detached wired shop/garage with its own power, perfect for hobbies, storage, or extra workspace. Situated on a 0.23-acre corner lot in one of Canoe's most desirable family friendly neighborhoods, just minutes to Canoe Beach, North Canoe Elementary, Park Hill Trails & Club Shuswap Golf Club, this is a rare opportunity to secure a property that offers lifestyle, flexibility, and income potential. (id:6769)

Storage 4'1" x 7'3"

Living room 13'1" x 8'8"

Laundry room 13'1" x 8'8"

Kitchen 13'5" x 11'4"

Foyer 9'9" x 8'

Dining room 13'1" x 11'

Bedroom 13'1" x 11'1"

Bedroom 13'1" x 11'1"

Full bathroom 4'1" x 7'3"

Primary Bedroom 13'4" x 10'4"

Kitchen 10'11" x 13'10"

Family room 13'1" x 15'10"

Dining room 9'8" x 9'3"

Bedroom 13'7" x 8'10"

Bedroom 9'10" x 8'8"

4pc Bathroom 9'10" x 7'5"

2pc Ensuite bath 4'1" x 7'3"

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty

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Royal

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