



## 7250 52 Street Salmon Arm British Columbia

\$695,000

Welcome to the ultimate Shuswap lifestyle property in one of the area's most sought-after neighborhoods--Canoe! Nestled on a private, fully fenced half-acre, this bright and charming single-level rancher is packed with features that make everyday living feel like a getaway. The home offers a spacious, light-filled layout with two bedrooms, a generous living and dining area, and a functional kitchen that opens onto massive entertainer's decks--perfect for hosting summer BBQs or enjoying peaceful evenings under the stars. Outside is truly a showstopper: a lush, mature garden space big enough to feed an army, a chicken coop, a bunkhouse with its own 3-piece bathroom, and a fully fenced backyard that looks straight out of a magazine. The detached garage provides ample storage, while the loop-around driveway adds convenience and curb appeal- there is an RV septic onsite as well. Whether you're gardening, gathering, or simply relaxing in nature, this property offers space, privacy, and freedom--all just minutes from the beach, school, parks, and local amenities. This property is sub-dividable with access from 53! This is more than a home--it's your chance to live the Shuswap dream. (id:6769)

Other 22'6" x 20'2"

2pc Ensuite bath 5' x 5'4"

Bedroom - Bachelor 11'4" x 19'3"

Laundry room 10'4" x 7'4"

Full bathroom 7'4" x 9'8"

Bedroom 10' x 10'

Primary Bedroom 14'7" x 13'6"

Kitchen 13' x 17'7"

Dining room 11'6" x 13'11"

Living room 14'5" x 15'

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.