



## 7310 51 Street Salmon Arm British Columbia

\$635,000

Here's your chance to own a 4 Bed/2 Bath Character Home in the heart of historic Canoe, BC! So of course, this home has a story! The original little home was built in 1920 shortly after Canoe was established enough to get its own post-office in 1909! The 1920-built home was raised up and put on a foundation in the 1960's, creating a 2nd storey! Through the years, it has had other upgrades, including the addition of a single car garage, a new 40 year roof in 2018, and a new deck in 2022. Since 2023 the kitchen has received a facelift, the 2nd bathroom was added, new carpet was installed in the family room, and it has had fresh paint throughout. The spacious eat-in Kitchen is open to the Living Room creating a bright, open gathering place. The beautifully designed, raised deck extends the living space outdoors. It has stairs down to a fully fenced yard, which has plenty of open space, complemented by a fire-pit, an 8 x 12' storage shed, mature shade trees, & garden box. There's also a 14' wide gate to the rear alley for easy access. Conveniently situated just a block from the main corner in Canoe, you can walk to Shopping, Dining, and Canoe Beach which features a swimming area, beach volleyball courts, picnic area, boat launch, washrooms, change facilities, and a concession stand. Also close by are baseball diamonds and the Park Hill Trail system. Plus, easy access to the TCH means it's just a few minutes drive to all the amenities of Salmon Arm. (id:6769)

2pc Bathroom 6'8" x 7'7"

Family room 12'9" x 19'

Bedroom 8'10" x 11'6"

Primary Bedroom 16'0" x 11'11"

Foyer 7'10" x 7'11"

Bedroom 15'10" x 7'8"

Bedroom 7'8" x 15'6"

4pc Bathroom 7'8" x 6'0"

Living room 13'5" x 16'5"

Kitchen 13'6" x 15'1"

Listing Presented By:



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Royal

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