



1121 Shuswap Street Salmon Arm British Columbia

\$1,199,000

Welcome to 1121 Shuswap Street SW, a rare opportunity to own a piece of Salmon Arm history. This 2.81-acre hobby farm has been in the same family since 1920 and is located in the ALR with R10 zoning. This over 3,000 sqft. home has been thoughtfully expanded over the years and offers great bones, unique character, and plenty of space for a growing family. The basement has been built with a separate suite layout in mind, providing flexibility for extended family or income potential. Outdoors, you'll find a detached garage, established trees, and a pond that attracts herons, osprey, deer, and even the occasional moose. The property has been lovingly cultivated with a mix of native growth, ornamental trees, and medicinal plants, creating a natural retreat in the heart of town. With its park-like setting, living fence for privacy, and room for animals, gardens, and children to play, this is the ideal property for anyone seeking a small-scale farm lifestyle within city limits. While the home could use some cosmetic updates, it has been well maintained, and the opportunities here are endless. Whether you're looking for space to raise a family, create a sustainable lifestyle, or simply enjoy a property with deep local roots, this acreage offers it all. (id:6769)

Full ensuite bathroom 19' x 10'

Bedroom 12' x 10'

Primary Bedroom 19' x 26'

Family room 25' x 18'

Laundry room 25' x 18'

Bedroom 16' x 13'

Bedroom 11' x 12'

Full bathroom Measurements not available

Recreation room 30' x 15'

Foyer 6' x 11'

Living room 19' x 12'

Dining room 8' x 4'

Kitchen 17' x 13'

Listing Presented By:



Originally Listed by:
Coldwell Banker Executives Realty

<http://jeznichols.com/>



Royal LePage Locations West Realty

484 Main Street , Penticton, BC,

Phone: 250-493-2244
tammykozari@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.