



## 2990 50 Street Salmon Arm British Columbia

\$1,875,000

The first obvious note of this attractive acreage is the PRIVACY. Located in the quiet, rural area of Gleneden, within the city limits of Salmon Arm, 21.6 acres with a 3 bed/3 bath, well kept home and 34'x38' Shop with attached 532 sq ft 1 bed/1 bath suite. This is an ideal farm property for someone looking for a relaxing lifestyle while enjoying raising some livestock and/or crops. The home has 3 levels. The main: bright, open concept large country kitchen, dining and living room. The focal point of the living room is the floor to ceiling river rock, gas fireplace. A large 2 pce., bedroom/office and laundry/mudroom complete this level. Upstairs is the large master bedroom with 2 pce. ensuite and walk-in closet. A large, 4 pce. bathroom and 3 rd bedroom, complete this level. Flooring is hardwood with radiant heat tile in bathrooms and mudroom. There is a full unfinished basement with a roughed in bathroom, forced air gas furnace, wood stove and separate entrance. Outside you will find a large wrap around covered deck to sit and enjoy those beautiful valley and lake views. Outbuildings include 2 60'x100' pole barns used for machinery, hay storage and animal shelters. There are 6 livestock paddock areas with heated stock waterers. The land is productive, level with approx 15 acres of hayland/pasture. There is a large garden area for food production; orchard and berry areas. The drilled well with 1500 gallon water reservoir is ready to plumb for lawn and garden irrigation. There is approx 4 acres of mature trees at the East end of the property. A peaceful walking and biking community, with access to trail and park areas, this is Country Living with all the amenities, and just a quick drive to downtown Salmon Arm. (id:6769)

Bedroom 11'4" x 9'8"

Full bathroom 11'4" x 10'0"

Partial ensuite bathroom 11'9" x 7'4"

Primary Bedroom 23'2" x 15'0"

Bedroom 11'4" x 11'2"

Full bathroom 11'4" x 7'9"

Laundry room 15'0" x 7'3"

Living room 20'0" x 13'7"

Dining room 12'4" x 14'11"

Kitchen 14'11" x 12'10"

Listing Presented By:



Originally Listed by:  
Royal LePage Downtown Realty

<http://www.oklandbuyers.ca/>



**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.