



3068 Yankee Flats Road Salmon Arm British Columbia

\$1,099,000

Welcome to your dream homestead! This 45-acre property offers the perfect blend of functionality, natural beauty, and room to grow—just 30 minutes from Salmon Arm or Vernon. Ideal for a young, active family with a love for the outdoors and animals, the land features over 6 acres of fenced and cross-fenced pasture, ready for horses, hobby farming, or livestock. The spacious 4-bedroom home provides comfortable country living with breathtaking views of the surrounding valley and mountains and backing on to crown land. Outbuildings add practical value for storage or animals, and there's plenty of space to build the shop you've always wanted. With some timber value and a landscape that invites exploration, gardening, and sustainable living, this property is full of potential. Whether you're dreaming of a hobby farm, a private retreat, or a family-friendly rural lifestyle, this one has it all! (id:6769)

Storage 10'4" x 12'9"

Bedroom 5'11" x 11'4"

3pc Bathroom 6'7" x 12'5"

Laundry room 6'9" x 12'4"

Living room 14'11" x 19'3"

4pc Bathroom 6'8" x 10'5"

Bedroom 13'7" x 10'5"

Bedroom 9'9" x 10'7"

Primary Bedroom 10'2" x 16'6"

Dining room 13'4" x 14'1"

Family room 14'10" x 20'8"

Kitchen 13'6" x 10'

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