



## 4900 45 Street Salmon Arm British Columbia

\$1,250,000

2900 finished square feet, 4 bedroom plus den rancher with a daylight basement on 10 acres, includes a 1 bedroom suite that could be 3-bedrooms with windows added, a 4000 square foot shop with its own meter, a detached 30 x 32 shop/man cave on 10 acres that offers a wonderful view. Main floor has spacious rooms, an attached solarium, and primary bedroom with updated ensuite. Lower level has a brand new suite, currently 1-bedroom planned to add a couple of windows and could be a 3-bedroom or 2 plus den suite. Detached deluxe updated 4000 square foot shop, with new electrical and insulation, 2 overhead doors and plumbed for a washroom would be great for parking equipment, car collection RV's or as works shop. Detached 30 x 32 shop/man cave that is insulated and has power. (id:6769)

Laundry room 8'6" x 12'8"  
 Other 7'0"6" x 35'9"  
 Other 35'4" x 10'6"  
 Full bathroom 4'7" x 7'9"  
 Other 10'6" x 13'3"  
 Bedroom 12'4" x 9'10"  
 Bedroom 12'8" x 9'10"  
 3pc Ensuite bath 7'2" x 5'2"  
 Primary Bedroom 10'1" x 13'2"

Dining room 13'9" x 13'3"  
 Kitchen 13'3" x 9'3"  
 Living room 19'1" x 13'8"  
 Other 15'10" x 13'  
 Full bathroom 6'4" x 11'1"  
 Bedroom 10'4" x 13'1"  
 Bedroom 13'4" x 13'1"  
 Kitchen 12'8" x 24'7"  
 Living room 12'8" x 17'

Listing Presented By:



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