



## 7024 Highway 97-B Highway Salmon Arm British Columbia

\$539,000

Consider the many possibilities with this property! Close to 1 acre (0.99 acres) with large easy-access frontage on Highway 97-B, as well as sideroad access (on Cambie), RR-1 zoning and non-ALR. This is a solid well-constructed home featuring 3 bedrooms, 2 bathrooms, 1152 sq ft., large living room, dine-in kitchen, and laundry/utility room. Crawl space below provides additional storage options. Spacious and fertile flat lot supports large spectacular gardens with numerous flowers, fruit trees, berries and vegetables, and a fish pond. (see pictures) Two sheds and 3 canopy tents provide loads of potential storage/greenhouse/garden/hobby/shop activities. Upgrades include: new vinyl plank floors installed in 2025, new roof in 2018, electrical update in 2015, and new (refurbished) well-pump in 2023. Large garage doubles as a shop and storage. Septic pumped regularly. With its great location and exposure, this property might be perfect for farm-gate sales, crafting, agricultural activities, bed and breakfast, childcare and etc. There's also the opportunity to upgrade and expand to capture the full potential of this property. (id:6769)

Utility room 6'1" x 9'8"

Full bathroom 8'3" x 7'4"

Partial ensuite bathroom 2'7" x 6'3"

Bedroom 11'7" x 11'5"

Bedroom 10'6" x 10'2"

Primary Bedroom 14'11" x 9'7"

Dining room 6'10" x 9'7"

Kitchen 8'2" x 9'7"

Living room 19'9" x 12'9"

Listing Presented By:



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<http://pauldemenok.ca/>



**Royal LePage Locations West  
Realty**

484 Main Street, Penticton, BC,

Phone: 250-493-2244  
[tammykozari@gmail.com](mailto:tammykozari@gmail.com)

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