



# 7150 49 Street Salmon Arm British Columbia

\$499,999

Charming Rancher in the Heart of Canoe, BC. Perfect Starter or Retirement Home! Welcome to this adorable 2 bedroom, 1 bathroom rancher nestled in the friendly and vibrant community of Canoe! Whether you're a first time buyer, looking to downsize, or dreaming of a peaceful retirement, this cozy home ticks all the boxes. Enjoy the warmth of a freshly painted interior, a cozy fireplace for those chilly winter nights, and the convenience of a newer furnace already installed. Set on a flat, easy to maintain lot, this property features a lovely backyard garden bursting with flowers, a spacious covered deck ideal for entertaining or relaxing, and two sheds.. Located just minutes from the beach, the popular Canooligan Pub, Club Shuswap Golf Course and Canoe's upbeat, family friendly atmosphere, you'll feel right at home in no time. The elementary school is just up the street, perfect for young families! Quick possession is possible, so you can move in and start enjoying everything this community has to offer right away. (id:6769)

Workshop 11'4" x 5'8"  
Workshop 11'4" x 9'5"  
Storage 5'6" x 9'10"  
Primary Bedroom 10'11" x 11'3"  
Living room 11'4" x 16'11"

Kitchen 9'8" x 9'3"  
Dining room 12'1" x 6'5"  
Bedroom 9'8" x 11'4"  
4pc Bathroom 6'4" x 7'7"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty

<http://www.saragalusha.com/>



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