



# 7161 50 Avenue Salmon Arm British Columbia

\$1,380,000

**RARE RIVERFRONT ACREAGE** A rare opportunity to own a stunning 8.13-acre property along the Salmon River, nestled within the city limits of Salmon Arm. This peaceful retreat offers breathtaking views of Mt. Ida, Fly Hills, and the Salmon River Valley -- a true blend of rural beauty with in-town convenience, and on city water! The beautifully updated 5-bedroom, 3-bathroom home features timeless 1974 architectural design with modern updates throughout, including vaulted cedar ceilings, exposed beams, and hardwood flooring on the main, a heat pump, new kitchen, finished basement and newly renovated bathrooms. The functional layout includes a dedicated office, spacious rec room, and workshop/storage area. Enjoy the expansive 572 sq ft patio complete with a hot tub, shade sail, and natural gas hookup for your BBQ -- perfect for outdoor living. Step onto the large covered deck and listen to the birds as the river flows gently below. The property includes an attached double garage and an 18x14 A-frame shelter for extra storage. Over 6 acres of fenced grazing land are divided into 3 pastures, ideal for agricultural use. Established garden beds and perennials offer an abundance of raspberries, blackberries, mint, asparagus, rhubarb, and strawberries. Irrigation rights and a water license from the Salmon River ensure lush, green growth throughout the seasons. The Salmon River is clean and shallow in the summer, offering a sandy and pebble-bottomed swimming area -- the perfect place to cool off on a warm day. (id:6769)

Bedroom 13'3" x 14'3"

Bedroom 10'1" x 10'2"

Full bathroom 8'1" x 10'6"

Family room 21'11" x 24'10"

Dining room 6'8" x 11'3"

Bedroom 8'9" x 11'3"

Bedroom 13'3" x 11'2"

Full ensuite bathroom 7'10" x 5'11"

Full bathroom 7'10" x 6'3"

Primary Bedroom 13'5" x 12'6"

Living room 19'9" x 15'8"

Kitchen 12'8" x 11'3"

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Listing Presented By:



Originally Listed by:  
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