



7310 51 Street Salmon Arm British Columbia

\$635,000

Here's your chance to own a 4 Bed/2 Bath Character Home in the heart of historic Canoe, BC! So of course, this home has a story! The original little home was built in 1920 shortly after Canoe was established enough to get its own post-office in 1909! The 1920-built home was raised up and put on a foundation in the 1960's, creating a 2nd storey! Through the years, it has had other upgrades, including the addition of a single car garage, a new 40 year roof in 2018, and a new deck in 2022. Since 2023 the kitchen has received a facelift, the 2nd bathroom was added, new carpet was installed in the family room, and it has had fresh paint throughout. The spacious eat-in Kitchen is open to the Living Room creating a bright, open gathering place. The beautifully designed, raised deck extends the living space outdoors. It has stairs down to a fully fenced yard, which has plenty of open space, complemented by a fire-pit, a storage shed, and mature shade trees. Conveniently situated just a block from the main corner in Canoe, you can walk to Shopping, Dining, and Canoe Beach which features a swimming area, beach volleyball courts, picnic area, boat launch, washrooms and change facilities, and a concession stand. Also close by are baseball diamonds and the Park Hill Trail system. Plus, easy access to the TCH means it's just a few minutes drive to all the amenities of Salmon Arm. (id:6769)

2pc Bathroom 6'8" x 7'7"

Family room 12'9" x 15'

Bedroom 8'10" x 11'6"

Primary Bedroom 16'0" x 11'11"

Foyer 7'10" x 7'11"

Bedroom 15'10" x 7'8"

Bedroom 7'8" x 15'6"

4pc Bathroom 7'8" x 6'0"

Living room 13'5" x 16'5"

Kitchen 13'6" x 15'1"

Listing Presented By:



Originally Listed by:
Fair Realty (Sorrento)

<https://www.arencrealty.com/>



Royal LePage Locations West Realty

484 Main Street , Penticton, BC,

Phone: 250-493-2244
tammykozari@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.