



7331 52 Street Salmon Arm British Columbia

\$459,000

Situated in the heart of Canoe, this charming home presents a rare opportunity to own in one of the Shuswap's up and coming lake communities. Located at 7331 52 Street NE, this 764 sq.ft, 2 bedroom residence is just minutes from Canoe Beach, Canooligans Restaurant, the local elementary school, ball diamonds, Park Hill trails, and nearby parks, offering a walkable, community focused lifestyle close to the lake. Inside, the home features a cozy, cottage style layout with a welcoming living area highlighted by a gas fireplace, large windows that bring in natural light, and a bright kitchen with adjacent dining space. An enclosed porch/sunroom adds flexible living space, while the home is built over a crawlspace with easy access to mechanical components. Outside, enjoy covered outdoor living areas, a private and usable yard, and multiple detached outbuildings, including a detached shop/garage and additional storage sheds, ideal for hobbies, tools, or future projects. Whether you're looking for an affordable starter home, a recreational getaway near the lake, or a character filled property with renovation potential, this offering provides a solid canvas in a desirable and evolving neighbourhood. (id:6769)

Utility room 3'7" x 8'6"

Storage 6'5" x 10'

4pc Bathroom 9'6" x 5'4"

Bedroom 10'1" x 7'10"

Laundry room 7'10" x 9'5"

Kitchen 8'11" x 9'6"

Dining room 5'10" x 9'6"

Primary Bedroom 8'6" x 11'2"

Living room 14'3" x 11'3"

Foyer 17'4" x 4'10"

Listing Presented By:



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Coldwell Banker Executives Realty

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