

\$1,875,000 - 2990 50 Street Nw, Salmon Arm

MLS® #10343107

\$1,875,000

3 Bedroom, 3.00 Bathroom, 2,024 sqft

Single Family on 21.60 Acres

NW Salmon Arm, Salmon Arm, British Columbia

The first obvious note of this attractive acreage is the PRIVACY. Located in the quiet, rural area of Gleneden, within the city limits of Salmon Arm, 21.6 acres with a 3 bed/3 bath, well kept home and 34'™x38'™ Shop with attached 532 sq ft 1 bed/1 bath suite. This is an ideal farm property for someone looking for a relaxing lifestyle while enjoying raising some livestock and/or crops. The home has 3 levels. The main: bright, open concept large country kitchen, dining and living room. The focal point of the living room is the floor to ceiling river rock, gas fireplace. A large 2 pce., bedroom/office and laundry/mudroom complete this level. Upstairs is the large master bedroom with 2 pce. ensuite and walk-in closet. A large, 4 pce. bathroom and 3rd bedroom, complete this level. Flooring is hardwood with radiant heat tile in bathrooms and mudroom. There is a full unfinished basement with a roughed in bathroom, forced air gas furnace, wood stove and separate entrance. Outside you will find a large wrap around covered deck to sit and enjoy those beautiful valley and lake views. Outbuildings include 2 60'™x100'™ pole barns used for machinery, hay storage and animal shelters. There are 6 livestock paddock areas with heated stock waterers. The land is productive, level with approx 15 acres of hayland/pasture. There is a large garden area for food production; orchard and berry areas. The drilled well with 1500 gallon water reservoir is



ready to plumb for lawn and garden irrigation. There is approx 4 acres of mature trees at the East end of the property. A peaceful walking and biking community, with access to trail and park areas, this is Country Living with all the amenities, and just a quick drive to downtown Salmon Arm. (id:6289)

Built in 1999

Essential Information

Listing #	10343107
Price	\$1,875,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,024
Acres	21.60
Year Built	1999
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2990 50 Street Nw
Subdivision	NW Salmon Arm
City	Salmon Arm
Province	British Columbia
Postal Code	V1E4M2

Amenities

Amenities	Schools, Shopping
Utilities	Electricity, Natural Gas, Telephone, Water
Features	Private setting, Jacuzzi bath-tub
Parking	Additional Parking
View	Lake view, Valley view

Interior

Heating	Wood Forced air, Stove, See remarks
Cooling	See Remarks

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Landscaped
Roof	Metal

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Royal LePage Downtown Realty
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