

\$1,659,000 - 152 Salmon River Road, Salmon Arm

MLS® #10344436

\$1,659,000

3 Bedroom, 4.00 Bathroom, 3,786 sqft

Agriculture on 17.39 Acres

SW Salmon Arm, Salmon Arm, British Columbia

Exceptional 17-acre property offers the perfect balance of productivity, comfort, & natural beauty. With flat, fertile land ideal for agriculture, livestock, or hobby farming, plus irrigation rights, this is a true gem. At the heart of the property is a beautifully built, 3-bedroom plus den, 4-bath home. The open-concept living space features soaring pine ceilings, a cozy wood stove, & large windows that frame views & fill the space with natural light. The kitchen is a dream with custom birch cabinetry, oversized eat-up island with quartz counter tops, walk-in pantry, & a coffee station. The primary bedroom includes a walk-in closet & ensuite. Two additional bedrooms are connected by a Jack-and-Jill bathroom, & there's a large office/den, spacious laundry room, & wraparound deck to enjoy the peaceful setting. Upstairs, there is a family/games room with its own bathroom & pool table! Built for efficiency & durability, the home features polished concrete floors, geothermal heating & cooling, & a triple garage. Infrastructure is in place to support a range of farm operations. Outbuildings include two enclosed shops with overhead doors (27x21 and 27x18), additional workshops (24x19 and 20x20), two open pole barns (40x19 and 40x26), & a large RV or equipment bay (52x15 with a 12'10" overhead door). The shops are equipped with 200amp service. Whether you're looking to farm or simply enjoy wide-open space & self-sufficiency, this



Salmon River property offers endless possibilities. (id:6289)

Built in 2006

Essential Information

Listing #	10344436
Price	\$1,659,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	3,786
Acres	17.39
Year Built	2006
Type	Agriculture
Sub-Type	Freehold
Style	Ranch

Community Information

Address	152 Salmon River Road
Subdivision	SW Salmon Arm
City	Salmon Arm
Province	British Columbia
Postal Code	V1E3E3

Amenities

Amenities	Recreation, Schools, Shopping
Features	Level lot, Private setting, Irregular lot size, Central island
Parking Spaces	8
Parking	Additional Parking, Attached Garage, Oversize, RV, See Remarks
# of Garages	8
View	Mountain view, Valley view

Interior

Heating	Geo Thermal In Floor Heating, Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Other
Exterior Features	Landscaped, Level
Roof	Metal

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	RE/MAX Shuswap Realty
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