

\$975,000 - 855 Salmon River Road, Salmon Arm

MLS® #10355803

\$975,000

4 Bedroom, 3.00 Bathroom, 1,718 sqft

Single Family on 0.96 Acres

Salmon Vly / Falkland, Salmon Arm, British Columbia

Welcome to your rural retreat just 15 minutes from all the amenities of Salmon Arm! This thoughtfully renovated 4-bedroom, 3-bathroom home is nestled on a level and fully usable 0.96-acre lot with an outstanding shop, offering the perfect balance of peaceful country living with modern convenience. Enjoy true main-floor living with the primary bedroom and ensuite, a second bedroom with its own 3-piece ensuite, a main floor bathroom, laundry, kitchen, living, and dining all on one level. Two additional bedrooms are located upstairs, providing space and privacy for kids, guests, or a home office. This home blends charm and functionality with warm wood accents, and timeless neutral tones. Step outside to your fully fenced property, with lush lawn space for kids and pets, a cozy fire-pit area, mature trees for privacy, and Silver Creek meandering its way through the south-east corner. Several outbuildings offer ample storage, with one equipped with power and water. The showstopper? A massive 1,750 sq. ft. insulated shop (50x35) featuring 14' doors, 240V power, a dedicated 100-amp panel, and a mezzanine for storage. The shop is a dream for storing vehicles, boats, and equipment or running a home-based business with the flexible industrial zoning. Located near Salmon River, with easy access to swimming holes, hiking, horseback riding, and ATV trails - this property is a rare gem for those who want space,



flexibility, and connection to nature. (id:6289)

Built in 1920

Essential Information

Listing #	10355803
Price	\$975,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	1,718
Acres	0.96
Year Built	1920
Type	Single Family
Sub-Type	Freehold

Community Information

Address	855 Salmon River Road
Subdivision	Salmon Vly / Falkland
City	Salmon Arm
Province	British Columbia
Postal Code	V1E3G3

Amenities

Features	Level lot, Private setting, Central island
Parking Spaces	8
Parking	Detached Garage, RV, See Remarks
# of Garages	4
View	River view, Mountain view
Is Waterfront	Yes
Waterfront	Waterfront on creek
Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Refrigerator, Dishwasher, Dryer, Oven - gas, Range - Gas, Washer
Heating	Forced air, See remarks
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
# of Stories	1

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped, Level, Wooded area
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Royal LePage Downtown Realty
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