

\$659,000 - 7031 50 Avenue Sw, Salmon Arm

MLS® #10356196

\$659,000

2 Bedroom, 1.00 Bathroom, 1,200 sqft

Single Family on 1.00 Acres

SW Salmon Arm, Salmon Arm, British Columbia

Prime Location ~ Renovated Rancher on 1 Acre Beside the Salmon River! This beautifully updated 1,200 sq. ft. rancher offers 2 bedrooms and 1 bathroom, nestled on a private, park-like 1-acre lot along the Salmon River—within city limits, yet completely immersed in nature. Enjoy stunning views of Mt. Ida and Fly Hills in a serene setting surrounded by mature trees and lush greenery. Key highlights includes a spacious great room with tons of natural light, high ceilings, custom Low-E windows, and custom window coverings. The eat in kitchen offers excellent workflow and ample storage that easily accommodates a large dining table for family gatherings. The cozy living room provides a welcoming space for quiet evenings, while the thoughtfully designed bathroom features a walk-in shower with rain head and hand-held wand, built-in storage, a laundry chute, a SunTube for natural light, and a nightlight fan. The property also includes a circular driveway, ample parking, RV parking, and an oversized attached double garage with a automatic opener and workshop area. Designed with comfort and convenience built in using quality, low toxin materials, the home showcases mostly Canadian-harvested and milled maple hardwood, cork flooring in the primary bedroom, and bamboo in the kitchen. Recent updates include a refrigerator (2018), dishwasher (2019), electric stove (2021), hood fan (2022), furnace (2021), and additional attic



insulation (2021). Outside, the landscaping features mature lilac hedges, lush perennial gardens, and an array of fruit and flowering trees including plum, apple, wild rose, mock orange, horse chestnut, maple, and willow with grapes, wild raspberries and rhubarb too! A vegetable garden patch, added in 2022, is perfect for homegrown produce. And just steps away, the Salmon River offers endless opportunities for exploring, relaxing, and summer fun. Opportunities like this are rare—a true gem in a beautiful setting!

(id:6289)

Built in 1973

Essential Information

Listing #	10356196
Price	\$659,000
Bedrooms	2
Bathrooms	1.00
Square Footage	1,200
Acres	1.00
Year Built	1973
Type	Single Family
Sub-Type	Freehold
Style	Ranch

Community Information

Address	7031 50 Avenue Sw
Subdivision	SW Salmon Arm
City	Salmon Arm
Province	British Columbia
Postal Code	V1E3C4

Amenities

Features	Irregular lot size
Parking Spaces	7
Parking	Additional Parking, Attached Garage
# of Garages	2

View	Mountain view
Is Waterfront	Yes
Waterfront	Waterfront on river

Interior

Heating	Forced air, See remarks
# of Stories	1

Exterior

Exterior	Stone, Wood siding, Other
Roof	Metal

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	RE/MAX Shuswap Realty
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