

# \$2,498,000 - 683 Clinton Road, Spallumcheen

MLS® #10363368

**\$2,498,000**

5 Bedroom, 4.00 Bathroom, 2,876 sqft

Single Family on 61.47 Acres

Armstrong/ Spall., Spallumcheen, British Columbia

Rarely does a property like this come on the market. 61 farmable acres with a large rancher style 5 bed/3.5 Bath home with a full partially finished walkout basement. This productive land is 90% level. Outbuildings include a terrific Shop - 30'x36' with 14' ceiling and 12' roll up door. The next building of significance is the Haybarn - 34'x72' with 2-lean-to's 20'x72' used for Machinery Storage. The Main level of the home has a large foyer entrance with a very functional kitchen with an adjoining dining room and eating nook, a 2 piece bath and laundry are located close by. There is a sunken living room featuring a brick fireplace. On the other side of the 2 sided fireplace is a family room where you can relax and enjoy a natural wood fire. Down the hall you will find 2 good sized bedrooms and a full bathroom. Also at this end of the home is the large primary suite with walk-in closet and 3 pce bath. The attached Garage 23'x30' will accommodate 2 full sized vehicles. Downstairs is a recreation/media room with direct access to a covered patio. 2 other bedrooms are down here with a 3 pce bath at the end of the hall. There is plenty of unfinished storage which could be easily converted into more living space. Power is supplied by a 400 amp service with heat provided by an electric / wood combination furnace, which could easily be converted to a heat pump- A/C system. Domestic water provided by Larkin Water District. Located in a very desirable area



between Vernon and Armstrong. (id:6289)

Built in 1980

**Essential Information**

Listing #	10363368
Price	\$2,498,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,876
Acres	61.47
Year Built	1980
Type	Single Family
Sub-Type	Freehold
Style	Ranch

**Community Information**

Address	683 Clinton Road
Subdivision	Armstrong/ Spall.
City	Spallumcheen
Province	British Columbia
Postal Code	V4Y0P3

**Amenities**

Amenities	Recreation, Schools, Shopping
Utilities	Electricity, Telephone, Water
Features	Private setting
Parking Spaces	4
Parking	Additional Parking, Attached Garage, Detached Garage, RV, See Remarks
# of Garages	8
View	Mountain view, Valley view

**Interior**

Heating	Electric Forced air, See remarks
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood

# of Stories                      2

## Exterior

Exterior                      Wood siding  
Roof                              Asphalt shingle

## Additional Information

Zoning                         Agricultural

## Listing Details

Listing Office                Royal LePage Downtown Realty



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Listing information last updated on October 12th, 2025 at 1:46pm PDT