

**701 97 B Highway**  
Salmon Arm, BC



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**\$985,000**

**5 Bedrooms | 3 Bathrooms | 3,421 Sqft**

Wonderful family home located on usable 10.33 acres in South Canoe close to Little Mountain Park. Don't let the address fool you- there is a large panhandle driveway off the hwy -property is set back 900 metres from main hwy. There are 5 bdrms & 3 baths & main floor features large kitchen open to family room, L/R off front of home w wood f/p, 3 bdrms & upstairs laundry. Large recroom in basement with wood stove, 2 additional bdrms & bath with jetted tub- OSBE and plumbing provides great suite potential in the daylight bsmt w separate laundry. Newer natural gas high efficiency furnace & air conditioner (2019) Double attached oversized garage plus 28x30 detached heated, 220 wired workshop with 11x30 implement carport along side of shop, barn, fenced for horses, approximately 6 acres cleared in pasture & 4 acres treed with parklike setting. Private fenced yard features manicured lawn w fruit trees, greenhouse, storage shed & back of property borders trail systems along with a great childrens play area. Sani dump beside shop. (id:7434)



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