



**\$749,000**

## **3712 HIGHWAY 97 N HIGHWAY, FALKLAND, BRITISH COLUMBIA, CANADA, V0E1W1**

<https://ponderosarealestate.ca>

- 3 beds
- 2 baths
- Agriculture
- 1104 sq ft

Great opportunity to build your homestead dream life on 44+ acres of prime rural land nestled just outside of Falkland. Charming 3-bed, 2-bath starter home features large living room with bright windows adjoining dining area & galley kitchen. Primary bedroom is complete w/ 2 piece ensuite & walk-in closet with 2 secondary bedrooms rounding out [...]

### **Property Information**

**Year built:** 1975

**Bathrooms:** 2 baths

**SubdivisionName:** Salmon Vly / Falkland

**Bedrooms:** 3 beds

**Date added:** Added 4 months ago

**ListOfficeName:** O'Keefe 3 Percent Realty Inc.



---

## Interior Features

**Waterfront available:** No

**AttachedGarageYN:** No

**CarportYN:** No

**CoolingYN:** Yes

**FireplaceFeatures:** Conventional

**OpenParkingYN:** No

**GarageYN:** No

**PoolYN:** No

**Cooling:** Window air conditioner

---

## Building Details

**ParkingTotal:** 10

**Heating:** Stove, See remarks

**Roof:** Unknown

**ArchitecturalStyle:** Ranch

**Sewer:** Septic tank

