



# 1021 17 Avenue Salmon Arm British Columbia

\$1,174,900

Visit REALTOR website for additional information. THE VIEW: Wake up to STUNNING UNOBSTRUCTED LAKE VIEWS, sunsets, and Northern Lights from your private heated deck. Welcome to 1021 17 Ave SE, a 2021 custom-built 5-bed, 4-bath home in Byersview, Salmon Arm's premier lake-view community. MAIN LEVEL: Open-concept living with massive floor-to-ceiling windows framing breathtaking lake and mountain views. The chef's kitchen boasts a quartz island, gas range, wine fridge, and walk-in pantry. The primary retreat offers a spa ensuite with dual walk-in showers. A stone fireplace, guest bed, and laundry complete this level. ACCESSIBILITY and FUN: A massive games room features dual projectors and a golf simulation screen. A dedicated CHAIR LIFT provides seamless accessibility to the lower level. LEGAL SUITE: 2-bedroom LEGAL SUITE with separate entrance, laundry, and utilities. Superior SOUNDPROOFING and FIRE-RATED walls ensure total privacy for rental income or extended family. UPGRADES: Features include Stage 2 EV Charger, 30-AMP RV and Shop plugs, 25-AMP Hot Tub plug, HRV, Central Air and Vac, and a Heated Double Garage. The yard offers irrigation, a robotic mower, and a sunken firepit patio. Rough-ins are ready for a future pool (Gas, Power, and Plumbing). LOCATION: Minutes to Hillcrest Elementary, Little Mountain trails, and downtown. (id:6769)

Listing Presented By:



Originally Listed by:  
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Bedroom 10'0" x 7'0"

Laundry room 5'0" x 7'6"

Bedroom 11'3" x 13'7"

4pc Bathroom 8'5" x 4'8"

Kitchen 11'5" x 11'0"

Living room 16'8" x 11'3"

Family room 22'0" x 22'0"

4pc Bathroom 8'0" x 5'2"

Bedroom 14'2" x 13'4"

Pantry 15'0" x 3'9"

Laundry room 10'2" x 7'3"

4pc Bathroom 8'7" x 4'9"

Bedroom 11'7" x 12'2"

4pc Ensuite bath 9'7" x 7'5"

Primary Bedroom 16'9" x 13'4"

Living room 16'8" x 13'7"

Dining room 15'8" x 9'7"

Kitchen 15'0" x 10'7"

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