



1021 17 Avenue Salmon Arm British Columbia

\$1,174,900

Welcome to this stunning, custom built, lake view rancher with walk out basement in Salmon Arm's desirable Byersview subdivision. Beautifully designed, this home perfectly captures sweeping, unobstructed lake and mountain views. The main level offers a bright, open-concept layout with large windows that draw the outside into every space. The kitchen is both functional and refined, featuring quartz countertops, gas range, wine fridge, and a dreamy yet practical walk-in pantry. From the dining room, step onto a private, heated covered deck--an ideal place to soak in sunsets & Northern lights. A floor-to-ceiling rock fireplace adds warmth and character to the living room. The primary bedroom with walk in closet and en suite is complete with dual sinks & an oversized walk-in shower. A second bedroom, full bath & laundry area complete the main floor. The lower level adds significant flexibility with a spacious rec room, bedroom, & full bathroom for the main home. The walk-out basement also contains a full legal suite with separate entrance, laundry, & soundproofing--ideal for rental income or extended family while maintaining privacy. External chair lift for accessibility. Additional features include a heated double garage with EV charger, RV power, and rough-in for a pool. Outside, the property is thoughtfully landscaped with raised garden beds & fire pit area, maximizing privacy. A well-rounded opportunity offering lifestyle, views & income potential all in one. (id:6769)

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Family room 10'8" x 16'10"

Storage 8'2" x 11'3"

Laundry room 7'7" x 4'10"

Recreation room 22'1" x 22'7"

Utility room 6'3" x 11'1"

Bedroom 14'4" x 13'7"

4pc Bathroom 8' x 5'2"

Primary Bedroom 17' x 13'5"

Pantry 7' x 11'5"

Living room 18'4" x 18'5"

Laundry room 10'3" x 7'4"

Kitchen 10'3" x 15'2"

Dining room 10'4" x 15'2"

Bedroom 11'9" x 15'2"

5pc Ensuite bath 9'10" x 7'8"

4pc Bathroom 8'9" x 4'11"

Primary Bedroom 11'6" x 13'10"

Bedroom 7' x 10'

Dining room 6'10" x 11'7"

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