



# 1034 Grandview Bench Road Salmon Arm British Columbia

\$724,000

Set on nearly 2 picturesque acres just 12 minutes from town, this property offers peaceful rural living with everyday convenience and beautiful views of Mount Ida. Sun-filled grounds feature established landscaping, eye-catching professional rockwork, stone stairs, with space for gardens or additional fruit trees. Offered for sale for the first time by the original owners. This bright one-level home features an open-concept layout with a spacious kitchen, cozy living room, and room for a larger dining room table. A sun tunnel adds natural light, and both front and rear entrances provide easy access. Enjoy a fully covered back deck plus additional open deck space to take in the sunshine and views. The oversized primary bedroom easily fits larger furniture and includes a walk-in closet and full ensuite with corner jacuzzi tub/shower. Additional bedrooms are also generous in size, including one large enough for a king bed. A combined laundry, pantry, and utility room with exterior access adds practicality. The detached 24' x 32' garage with 16' door provides excellent storage or workshop space, complete with a pellet stove for winter comfort. The home has 200 amp service plus 100 amp to the garage. For peace of mind, a new Silver Label has been added, and the home is securely placed on 32 concrete blocks each on its own pad. A sunny, well-cared-for property with easy access to Salmon Arm, Enderby, and highways is now ready for its next chapter. (id:6769)

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|---------------------------|-------------------------------|
| Foyer 12'9" x 6'7"        | 4pc Ensuite bath 9'4" x 5'10" |
| Utility room 9'8" x 5'3"  | 4pc Bathroom 9'2" x 5'        |
| Laundry room 6'5" x 5'3"  | Primary Bedroom 15'3" x 12'9" |
| Dining room 13'2" x 12'9" | Living room 18'10" x 12'9"    |
| Bedroom 12'9" x 11'4"     | Kitchen 12'9" x 11'           |

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Originally Listed by:  
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