



# 3820 20th Street 12 Salmon Arm British Columbia

\$1,199,500

Listing Presented By:

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Real Broker B.C. Ltd

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Royal

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This beautiful home in the sought after and exclusive North Broadview area blends elegance, comfort, and everyday functionality, with careful attention to detail throughout. The bright kitchen showcases quartz countertops, stainless steel appliances, and a gas range, making it a dream for any home cook. It flows effortlessly into the living and dining areas, creating a perfect space for entertaining, relaxing with family, and taking in the views. The living room offers a warm and inviting atmosphere with a tray ceiling, a cozy gas fireplace, and expansive picture windows that fill the space with natural light. The primary suite serves as a private retreat, featuring a spacious walk in closet, an additional closet, and a luxurious ensuite with a soaker tub, walk in shower, and double vanity. Practical design is also prioritized with a generous main floor laundry room and a mudroom conveniently located off the garage. The main home also includes three additional bedrooms. Outside, a covered deck captures stunning views of Shuswap Lake and Mt. Ida, complete with a gas BBQ hookup for easy outdoor dining. The fully fenced backyard is beautifully landscaped and equipped with underground irrigation, offering a peaceful and private outdoor escape. Adding exceptional value, the property includes a legal one bedroom suite with its own entrance and laundry. Finished to the same high standards as the main home, it provides excellent flexibility for extended family, guests, or rental income. Further highlights include an oversized double garage with ample space for vehicles, storage, and recreational gear, along with a flat driveway and additional paved parking suitable for guests, trailers, or an RV. Located on a quiet no thru street in North Broadview, this home offers privacy and tranquility while still being just minutes from all the amenities of Salmon Arm, delivering the i...

Utility room 5'11" x 8'8"

Foyer 5'7" x 8'3"

Recreation room 21'2" x 23'8"

Dining room 11'5" x 11'1"

Bedroom 11' x 14'11"

Bedroom 10' x 12'8"

4pc Bathroom 7'0" x 8'4"

Bedroom 11'5" x 11'1"

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Other 34'1" x 23'

Primary Bedroom 14' x 12'

Mud room 10' x 8'

Living room 20'5" x 15'

Laundry room 6'6" x 8'11"

Kitchen 13'5" x 9'6"

5pc Ensuite bath 13'3" x 12'

4pc Bathroom 6' x 8'11"

Kitchen 13'2" x 6'6"

Dining room 13'2" x 6'9"

Bedroom 13'5" x 11'