



# 1270 7 Avenue Salmon Arm British Columbia

\$998,000

Welcome to 1270 7th Ave SE - A Beautifully Updated Family Home in Laurel Estates Situated on a 0.25-acre lot at the end of a quiet cul-de-sac in the desirable Hillcrest catchment, this custom-built home offers the perfect blend of space, privacy, and thoughtful modern updates. This 5 bed, 4 bath home features soaring ceilings & a bright open-concept layout designed for comfortable family living & entertaining. The updated kitchen is the heart of the home, complete with new appliances, quartz countertops, butcher block accents, a large island, & formal dining area. Recent updates include new carpet, vinyl plank flooring upstairs, fresh paint on the main floor, hot water tank, central a/c, & central vacuum. The upper level offers 3 spacious bedrooms, including a primary suite with walk-in closet & private ensuite, along with a Jack & Jill bathroom with new vanity. The lower level features a 1-bed in-law suite with separate entrance & its own new washer & dryer, offering excellent flexibility for extended family, guests, or potential rental income. Additional highlights include: 2 stamped concrete patios perfect for outdoor entertaining, Mezzanine storage in the garage, Den/workshop/home business space with separate entrance, Upper floor laundry plus suite laundry, New fencing for added privacy, 2018 hybrid low-energy Beachcomber hot tub and Underground irrigation system. The backyard is truly special, backing onto a seasonal creek and ravine, creating exceptional privacy with no future development behind. Located just minutes to schools, parks, and downtown Salmon Arm, this property combines peaceful cul-de-sac living with convenient access to amenities. Offered well below the 2025 BC Assessment of \$1,077,000, this is a rare opportunity in one of Salmon Arm's most desirable neighborhoods. Quick possession is possible. (id:6769)

Other 6'6" x 10'7"

Laundry room 11'11" x 8'1"

2pc Bathroom 9'4" x 4'11"

Bedroom 14' x 21'9"

4pc Ensuite bathroom 14'1" x 17'7"

Primary Bedroom

4pc Bathroom 4'10" x 11'6"

Bedroom 11'11" x 13'7"

Living room 17'6" x 14'0"

Kitchen 15'11" x 12'11"

Bedroom 15'1" x 10'4"

2pc Bathroom 6'9" x 6'2"

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty

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Royal

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Utility room 7'4" x 7'0"

Storage 8'7" x 7'4"

Office 13'3" x 15'2"

Dining room 7'4" x 15'

Bedroom 18'9" x 9'11"

Foyer 18'0" x 10'2"

Family room 15'1" x 15'3"