



# 1320 12 Street Salmon Arm British Columbia

\$899,999

Welcome to Orchard Ridge in the Hillcrest area, a quiet, established neighborhood in Salmon Arm. This beautifully maintained 5 bed, 3 bath home offers flexibility & comfort for families, guests, or multi-generational living. The main living areas are located on the upper floor, where generous west & north-facing windows provide excellent natural light and views of Mount Ida, and Shuswap Lake. The open kitchen features beautiful cabinetry, stainless steel appliances, a gas range, and a large island ideal for cooking, entertaining, or family gatherings. The upper level includes 3 spacious bedrooms, and the primary suite has a walk in closet & full ensuite. Finishes throughout the home include engineered hardwood floors, Italian porcelain tile, crown moulding, high ceilings & tasteful lighting. Central A/C and two gas fireplaces provide year round comfort. A covered back deck and retractable awning overlook a very private back yard, and the entire site has been professionally landscaped with mature plantings and low maintenance rockwork. The lower one bedroom suite includes kitchen, full bath, spacious living area, private entrance and separate two car parking, offering excellent potential for in-laws, guests or rental income. The suite could be fully closed off if desired. Additional features include a 2008 build on a 0.15-acre lot, newer hot water tank (2021), double garage and concrete driveway. This move in ready home is available for quick possession and is an excellent opportunity in one of Salmon Arm's most desirable areas. (id:6769)

Utility room 7'2" x 4'6"

Living room 14'1" x 16'3"

Laundry room 7'3" x 5'3"

Kitchen 12'2" x 8'8"

Workshop 18'4" x 20'4"

Foyer 9'7" x 12'

Bedroom 10'11" x 11'11"

Bedroom 11'5" x 11'5"

4pc Bathroom 3'4" x 11'

Primary Bedroom 12'3" x 21'4"

Kitchen 12'6" x 13'4"

Family room 14'11" x 16'3"

Dining room 14'3" x 19'4"

Bedroom 10'2" x 13'4"

Bedroom 12'3" x 13'3"

4pc Ensuite bath 8'8" x 8'3"

4pc Bathroom 5'6" x 8'6"

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty

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