



# 1321 10 Avenue Salmon Arm British Columbia

\$899,000

Timeless Character Meets Modern Comfort with Lake & Mountain Views. Set on a 0.94 acre property in the heart of Salmon Arm, this beautifully updated character home offers space, privacy & flexibility just minutes from downtown. Originally owned by Dr. A.R. Williams, the home carries a rich history while benefiting with the extensive renovations, blending character with modern functionality. Recent improvements include a fully finished lower level featuring three bright bedrooms, each with private walk-out access, ideal for extended family, guests, or added versatility. Major updates also include plumbing, 220V electrical, windows, doors, and a dedicated laundry space. Comfort and efficiency are top of mind with features such as a UV furnace, new A/C, oversized hot water tank, heated bathroom floors, and a custom-built fireplace. A mobility-friendly elevator adds convenience and accessibility, while the main-floor layout offers flexibility, including a dining area that could function as an additional bedroom or office. Outside, enjoy a peaceful setting with lake and mountain views, a landscaped patio, and ample space for RVs, boats, or work vehicles. A detached shop provides excellent storage or workspace options. A unique opportunity to own a property that offers character, modern updates, and room to grow, all in a central, convenient location. (id:6769)

Utility room 5'6" x 8'11"

Primary Bedroom 13'5" x 14'7"

Laundry room 13'7" x 17'7"

Other 7' x 1'

Bedroom 13'2" x 13'5"

Bedroom 11'7" x 12'3"

3pc Bathroom 7'3" x 8'8"

Other 5'10" x 3'5"

Sunroom 9'8" x 21'9"

Living room 15'7" x 23'6"

Kitchen 13'5" x 18'6"

Foyer 6'11" x 7'8"

Dining room 13'3" x 13'3"

4pc Bathroom 5'7" x 8'8"

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty

<http://www.saragalusha.com/>



Royal

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