



151 25 Street Salmon Arm British Columbia

\$779,000

Custom-built rancher on a private 0.53-acre in-town lot, offering quality craftsmanship, spacious living, and exceptional storage. This well-maintained home features over 1,900 sq. ft. with 2 bedrooms, 2 bathrooms, and generously sized rooms throughout. Bright, open living and dining areas are filled with natural light from multiple skylights and flow into a 17' x 13' screened sunroom, perfect for relaxing or entertaining. The functional kitchen offers a wall oven, cooktop, ample cabinetry, and generous workspace. The spacious primary suite includes a walk-in closet and private ensuite, while the second bedroom features a built-in Murphy bed and office desk, ideal for guests or a home office. A second full bath with jacuzzi tub, large laundry room, utility room, in-floor hot water radiant heating, new hot water tank, and updated Poly-B plumbing add comfort and peace of mind. The impressive 39' x 23' attached garage features 13' ceilings and oversized doors, providing room for RV storage, vehicles, toys, or a workshop. A removable partition separates the RV bay from the heated shop, which includes natural gas radiant heat, built-in work counters, exterior access, and entry to a full 5-foot crawl space for additional storage. Located in desirable Sherwood Forest just five minutes from town, this rare property offers outstanding space, versatility, and convenience. (id:6769)

Foyer 11'8" x 6'7"

Laundry room 9' x 6'3"

3pc Bathroom 11' x 8'5"

Bedroom 11'6" x 9'7"

4pc Ensuite bath 10' x 8'9"

Primary Bedroom 12'7" x 12'7"

Sunroom 17'8" x 13'

Dining room 11'3" x 7'6"

Kitchen 19' x 10'5"

Living room 16'3" x 15'8"

Listing Presented By:



Originally Listed by:
REMAX Shuswap

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



Royal

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