



1581 16 Avenue Salmon Arm British Columbia

\$779,000

Tucked away at the end of a quiet cul-de-sac in the desirable Hillcrest subdivision, this well-maintained rancher with walk-out basement offers space, flexibility, and a family-friendly location within walking distance to Hillcrest Elementary. Offering 4 beds, 3.5 baths on a lg lot with excellent access, this property suits growing families, multi-generational living, those needing extra parking/storage or all of the above. The main flr features a functional layout with 2 bdrms, primary suite has a 3-piece ensuite and dual closets. The kitchen offers abundant counter space, a pantry, and easy access to the fully covered deck with durable acrylic finishing and BBQ hookup--ideal for year-round outdoor entertaining. The cozy living room is anchored by a natural gas fireplace that efficiently heats the upstairs space. Downstairs, the walk-out basement provides flexibility with 2 additional bdrms, a second laundry and the option to continue using the space as part of the main home or take advantage of the ready-to-go 1-bedroom suite setup via a removable partition wall. The oversized garage offers extra storage or workshop space, with one side measuring 29'6" in length, while the generous lot provides RV and boat parking with easy backyard access from both sides of the home. RV power and water hookups are already in place. Located close to schools, parks, shopping, recreation, and amenities, this is a solid home in a sought-after neighbourhood with room to make it your own. (id:6769)

Listing Presented By:



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Bedroom 13'2" x 10'10"

Family room 13'4" x 13'2"

Kitchen 13'8" x 11'5"

Recreation room 13'8" x 13'5"

Full bathroom 10'5" x 9'2"

2pc Ensuite bath 9'9" x 4'11"

Utility room 9'9" x 3'10"

Bedroom 15'11" x 12'2"

Other 19'6" x 13'8"

Living room 17'3" x 13'1"

Kitchen 11'6" x 10'1"

Dining room 10'4" x 9'

Foyer 7'5" x 6'3"

Laundry room 10'1" x 6'8"

Bedroom 13'2" x 8'4"

4pc Bathroom 8'1" x 6'

3pc Ensuite bath 6'8" x 5'0"

Primary Bedroom 17'11" x 11'6"

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