



1621 9 Street Salmon Arm British Columbia

\$1,499,000

Elevated in one of Salmon Arm's most desirable neighbourhoods, this Edge Craft Construction custom 5 bedroom, 4 bathroom residence blends refined design with sweeping lake and mountain views. Fully landscaped and irrigated grounds, concrete pads with drainage, raised garden beds, a greenhouse, and a heated finished garage reflect thoughtful planning throughout. Inside, 11-foot ceilings and expansive windows frame panoramic views of Shuswap Lake. The Great Room flows into a gourmet kitchen anchored by a nine foot quartz island, professional appliances, and upgraded lighting. Open living and dining areas extend to upper and lower decks with natural gas outlets and an electronic patio screen, creating seamless indoor-outdoor living. The primary suite offers heated ensuite floors and direct deck access. On-demand hot water recirculation, three stage water filtration (interior and garden), enhanced sound separation, and upgraded lighting ensure comfort and efficiency. The walkout lower level includes a legal income suite netting \$2,500 month, with separate heat pump and quality appliances, abundant storage, and a custom 10 ft x 10 ft shed with nine foot ceilings and a black metal roof. A 12KW solar system (24 & 500W panels with Enphase micro-inverters), 8500W backup generator, 50-amp EV charging, dual high-efficiency climate systems, and smart controls deliver energy independence. Spa/pool infrastructure and a galvanized powder-coated metal fence complete this as move-in-ready. (id:6769)

Listing Presented By:



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|------------------------------|-------------------------------|
| Laundry room 4' x 6' | 3pc Bathroom 4'11" x 8'5" |
| Utility room 20'11" x 14'10" | Foyer 6'6" x 8'10" |
| 4pc Bathroom 4'11" x 8'7" | Laundry room 13'3" x 7' |
| Bedroom 8'8" x 9'3" | Bedroom 11'4" x 11'11" |
| Bedroom 12'10" x 11'11" | 5pc Ensuite bath 8'8" x 8'11" |

Living room 16'3" x 13'8"	Primary Bedroom 14'10" x 17'5"
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Kitchen 15'7" x 10'5"