



# 1731 36th Street Salmon Arm British Columbia

\$699,900

\*OPEN HOUSE THIS SATURDAY JULY 11th 11:00am-1:30\* Renovated and move-in ready! This beautifully updated 4-bedroom + den, 2-bathroom family home sits on a spacious 0.39-acre lot in the desirable Harper Hill subdivision. The bright, functional main floor is filled with natural light and showcases an updated kitchen, newer flooring, and beautiful mountain views. Downstairs, enjoy a dedicated theatre room, perfect for movie nights or entertaining. Outside you will note the updated Hardie board siding & newer windows, the incredible backyard offers room for the whole family to enjoy with drive-through access and potential to build a future shop. Enjoy the cherry tree, plum tree, peach tree & haskap bush while you relax and take in the private, park-like setting. Plenty of parking and storage including a single car garage, with room for RVs, and toys. Located within walking distance to schools and Askew's, this is the ideal property for families looking for space, updates, and a fantastic location. A rare opportunity to enjoy country-style living with city conveniences close by! (id:6769)

Laundry room 11' x 15'

Storage 15' x 11'

Full bathroom Measurements not available

Bedroom 11' x 11'6"

Living room 23'6" x 10'

Full bathroom 8' x 7'

Bedroom 11'7" x 8'

Primary Bedroom 14' x 11'7"

Bedroom 11'7" x 13'

Living room 14' x 15'6"

Kitchen 18' x 8'

Listing Presented By:



Originally Listed by:

2 Percent Realty Interior Inc.

<http://derekleippi.com/>



Royal

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