



# 1790 3 Avenue Salmon Arm British Columbia

\$789,000

Situated at the end of a private drive, you will find this fully finished 2850 sq ft, 4 bedroom, 3 bathroom rancher on a full walk out basement. The home was built in 2003 on a large lot with views of the lake and stunning views of Mount Ida and the City. The main floor features 9 feet ceilings, a bright kitchen with maple cabinets, pantry, stainless steel appliances, quartz counters & breakfast nook. There is a large open plan living room/dining room with sliding door leading out to the deck. Master bedroom with ensuite and walk in closet, two further bedrooms and family bathroom on the main floor. The main floor bathrooms feature quartz counters. The laundry is on the main floor, there is direct access to the double car garage. The lower level has a huge recreation room with sliding glass door leading out onto the deck, bedroom with ensuite bathroom, large den and lots of room for storage. The lower level has potential for an in-law suite or additional bedroom. Central air, new roof in 2024, newer hot water tank. Realtor deems all information to be correct yet does not guarantee this nor are we liable in any way for any mistakes, errors, or omissions. All measurements are approximate. Buyer to verify all information. (id:6769)

Den 10'4" x 19'9"

Storage 6'4" x 2'9"

Bedroom 10'10" x 19'

Full ensuite bathroom 7'11" x 10'2"

Recreation room 42'4" x 11'4"

3pc Ensuite bath 6'5" x 6'4"

Primary Bedroom 14'5" x 11'7"

Bedroom 8'11" x 10'6"

Bedroom 10'5" x 11'8"

Laundry room 7'0" x 4'11"

4pc Bathroom 6'6" x 7'0"

Dining nook 8'2" x 8'9"

Kitchen 11'3" x 13'0"

Foyer 7' x 6'6"

Dining room 9'0" x 11'5"

Living room 13'8" x 14'9"

Listing Presented By:



Originally Listed by:

Homelife Salmon Arm Realty.Com



Royal

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