



1910 30 Street Salmon Arm British Columbia

\$979,000

Country feel, city convenience! Set on a beautiful 0.5-acre lot in the sought after Hillcrest area, this incredibly versatile 6 bed home offers an abundance of space inside and out, along with a large workshop, extensive parking, established gardens & fantastic outdoor living, all within Salmon Arm city limits. The home offers multiple living areas providing plenty of flexibility for a growing family, guests, home offices, hobbies and more. The bright spacious main living room features an oversized picture window overlooking the surrounding greenery, while the dining area is highlighted by a beautiful natural stone fireplace. The kitchen offers extensive cabinetry, stainless steel appliances, skylights and a large Centre island with plenty of room for prep, seating & gathering. From the kitchen, step directly onto the deck overlooking the backyard, creating a wonderful extension of the living space for fires, summer dinners, entertaining, relaxing outdoors. The upper level offers 2 bedrooms a full bath, as well as the primary bedroom with its own ensuite. Downstairs you'll find 3 beds, a full bathroom and half bath, a large family room & convenient kitchenette area with fridge and dining space. The fully fenced back yard has been thoughtfully divided into two distinct areas. The main yard offers plenty of green space surrounded by mature landscaping, perennials and herbs, while the separate garden area has been carefully planned for growing a variety of fruits and vegetables, complete with drip irrigation. Mature fruit, nut trees, berry bushes & chicken coop/ run add to the property's wonderful in-town country feel. The impressive 39'5" x 17'4" shop offers plenty of room for projects, hobbies or additional storage, plus a separate 18' x 17'3" attached storage area ideal for gardening tools, sporting equipment, seasonal items and more. There's also plenty of pav...

Utility room 8'8" x 4'

Laundry room 9' x 3'4"

2pc Bathroom 5'11" x 3'4"

Dining nook 16'1" x 12'

Bedroom 11'1" x 11'0"

Bedroom 9'8" x 11'

4pc Bathroom 11'0" x 4'10"

Bedroom 15'8" x 10'6"

Bedroom 11'1" x 11'0"

4pc Ensuite bath 7'10" x 3'6"

Primary Bedroom 16'6" x 14'4"

Foyer 8'4" x 10'6"

Listing Presented By:



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Coldwell Banker Executives Realty

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Royal

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3pc Bathroom 6'9" x 11'11"

Bedroom 15'2" x 11'4"

Workshop 18' x 17'3"

Workshop 39'5" x 17'4"

Kitchen 22'5" x 11'0"

Dining room 16'5" x 13'11"

Living room 23' x 22'1"