



2010 15 Avenue Salmon Arm British Columbia

\$1,399,000

THIS IS THE ONE! Exceptional multigenerational, income-producing home! Perfectly positioned on a cul-de-sac-prime central location. Designed to accommodate extended family living while maximizing rental potential, this property truly offers the best of both worlds. Step into the main level and be welcomed by vaulted ceilings, sophisticated colour palette, and an open-concept layout that impresses. Chef-inspired kitchen! Expansive 8' granite island, side-by-side full-size fridge and freezer, and Frigidaire Professional Series Range. Convenient butler's pantry, laundry/mudroom complete with built-in cubbies, adds both function and style. The main-floor primary suite is a private retreat, stunning spa. Upstairs offers additional space for kids, guests, or a home office-ideal for growing families. Seamless indoor-outdoor living-covered deck, hot tub & a striking double-sided natural gas, rock-faced fireplace that connects to the living room. 2-Bedroom Suite-separate entrance/drive/garage/address-excellent mortgage helper-complete w/enhanced soundproofing-cement & w/foam-backed flooring. Car enthusiasts, hobbyists/recreational toys-impressive 1,800 sqft garage space, 9'5" and 10'5" ceiling heights, with finished plywood walls. Additional highlights include granite countertops throughout, hot water on demand, in-floor heating, and quality finishes at every turn. Rare opportunity to own a versatile, high-performing home that checks every box-location, lifestyle, & income potential! (id:6769)

Listing Presented By: ESTATEVUE 360

Originally Listed by: eXp Realty (Sicamous)



LePage
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- 4pc Bathroom 11'8" x 5'1"
- Bedroom 11'8" x 11'8"
- Bedroom 11'6" x 12'9"
- Bedroom 10'9" x 11'8"
- Family room 20'4" x 12'11"
- Dining room 6'2" x 7'10"
- Kitchen 11'3" x 10'4"
- Living room 20'10" x 15'7"
- Pantry 5'1" x 4'10"
- Other 25'1" x 28'1"

- Other 41' x 12'6"
- Other 33'1" x 12'11"
- 4pc Bathroom 11'8" x 5'1"
- Bedroom 11'8" x 11'8"
- Dining room 9'8" x 8'10"
- 2pc Bathroom 4'11" x 5'1"
- 5pc Ensuite bath 8'4" x 4'8"
- Primary Bedroom 20'7" x 12'6"

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Bedroom 13'0" x 11'1"