



2081 14 Avenue Salmon Arm British Columbia

\$869,000

*** For more information, please click Brochure button. *** Welcome to this beautifully maintained family home with a fully legal secondary suite, perfectly situated in a quiet, family-friendly neighborhood just steps from a nearby elementary school. The spacious residence offers the ideal blend of comfort, functionality, and investment potential. The main living area features a bright open-concept layout, while the well-appointed kitchen includes modern appliances, ample cabinetry and generous counter space - perfect for busy family life. 4 bedrooms upstairs provide plenty of room for your family. The legal suite has it's own private entrance and includes a full kitchen, living area, 2 bedrooms, 1 full bath and a separate laundry. Whether you're looking for a mortgage helper, multi-generational living arrangement or addition rental income, this suite offers flexibility and peace of mind with proper permits in place. Outside, enjoy a fully fenced backyard and a patio / deck space and full, easy care landscaping, with automatic sprinklers. A 2 car garage and ample parking complete the package. Located just a short walk to an elementary school and parks, this home offers both everyday convenience and long-term value. A rare opportunity for families and investors alike – don't miss your chance to make it yours! (id:6769)

Utility room 6'0" x 9'0"

Bedroom 10'0" x 13'0"

Bedroom 10'0" x 10'0"

3pc Bathroom 10'0" x 5'6"

Storage 7'4" x 5'4"

Foyer 6'0" x 6'0"

Laundry room 5'0" x 5'4"

3pc Ensuite bath 7'4" x 10'0"

Primary Bedroom 13'4" x 13'4"

Bedroom 11'0" x 11'0"

Dining room 12'0" x 9'0"

Living room 17'0" x 14'0"

Kitchen 11'0" x 9'0"

Dining room 10'0" x 15'8"

Kitchen 11'0" x 8'6"

Living room 18'0" x 13'8"

Full bathroom 5'8" x 10'0"

Bedroom 10'6" x 12'0"

Bedroom 11'0" x 11'0"

Listing Presented By:



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Royal

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