



2181 14 Avenue Salmon Arm British Columbia

\$869,000

Contemporary 2019 Two-Storey Home with Legal Walk-Out Basement Suite. Located in desirable Hillcrest Heights, just off 20th Street SE & next to Hillcrest Elem School, this contemporary two storey home offers exceptional versatility with a fully finished, legal two bedrm walk-out basement suite. The bright, open-concept main floor features a spacious living room with fireplace & vaulted ceiling, open galley style kitchen with pantry & dining area with access to a covered outdoor deck. Main-floor den can be a 6th Bedrm, full bthrm add convenience and flexibility. Upstairs, Master includes a full ensuite and walk-in closet, complemented by two additional bedrooms & another full bathroom. Lower level is designed for max functionality, offering a family room or another additional bedrm space for the main home, (could have 5 bdrm) plus a separate, fully finished 2 bedrm legal suite with its own entrance & laundry. Double attached garage includes a separate heated shop are; ideal for a home based business, hobbyist, or extra storage. The property is R8 zoned for the legal suite, features two separate electrical meters, and was built to City standards for legal suites. The home is covered by New Home Warranty until 2029 and includes two complete sets of appliances, including an impressive side-by-side refrigerator/freezer on the main floor and laundry facilities on both levels. The upper level is vacant for August 31st and the lower level is fully rented for \$1500/mo. Virtual tour. (id:6769)

Listing Presented By:



Originally Listed by:
Homelife Salmon Arm Realty.Com

<http://www.bigrob.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

Other 6'6" x 7'0"

4pc Bathroom 10'2" x 5'5"

Bedroom 10'3" x 10'1"

Bedroom 11'1" x 12'0"

3pc Ensuite bath 6'6" x 8'7"

Primary Bedroom 12'9" x 13'1"

4pc Bathroom 8'6" x 7'0"

Bedroom 12'6" x 10'6"

Bedroom 12'6" x 10'6"

Dining room 12'0" x 14'0"

Kitchen 9'6" x 9'0"

Living room 14'0" x 13'0"

Family room 15'0" x 20'0"

Workshop 8'0" x 6'6"

Den 10'0" x 13'0"

4pc Bathroom 5'0" x 9'0"

Laundry room 6'3" x 6'10"

Pantry 5'0" x 6'5"

Kitchen 9'6" x 9'0"

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.