



## 2320 4A Avenue Salmon Arm British Columbia \$769,000

Extensively updated 5-bed, 3-bath multi-level home with a rare 3-bay heated garage in a sought-after SE Salmon Arm neighborhood. Walking distance to schools, college, recreation, transit and trails, and just minutes to both uptown and downtown amenities. The bright main level features a beautifully renovated kitchen with quartz countertops, enlarged island with eating bar, pantry, and dining area with bay window. The open great room layout creates an inviting space for everyday living and entertaining. Step down to the spacious family/media room with gas fireplace and sliding doors leading to the level backyard and patio, ideal for kids, pets and summer gatherings. This level also offers a bedroom or office, full 3-piece bath, laundry, and direct access to the heated 3-bay garage complete with workbench and storage. Upstairs includes three additional bedrooms, including the primary suite with walk-through closet and ensuite. The lower level adds even more flexibility with new flooring, a large bedroom setup, rec space and additional storage. Numerous updates from 2022-2025 include a high-efficiency furnace, garage door, quartz counters, interior paint, lighting and hardware, finished utility room, backsplash, front porch steps, and newer appliances including gas range, dishwasher and washer. Cherry tree in the backyard and lake/mountain views from the covered front porch. Priced below assessed value, presenting a compelling opportunity in an established family neighborhood. (id:6769)

Bedroom 10'11" x 10'4"

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4pc Ensuite bath 5'5" x 7'7"

4pc Bathroom 10'4" x 5'0"

Primary Bedroom 13'11" x 13'0"

Storage 8'0" x 3'10"

Utility room 2'5" x 6'1"

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Den 10' x 8'6"

Mud room 12' x 10'9"

Media 27'5" x 13'5"

Laundry room 12'1" x 5'6"

Bedroom 12'2" x 10'9"

3pc Bathroom 8'5" x 4'9"

Dining room 12'5" x 10'10"

Listing Presented By:



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