



2470 24 Avenue Salmon Arm British Columbia

\$939,000

LOCATION, PRIVACY, QUALITY! Nestled at the end of a quiet cul-de-sac in an area of fine homes, this custom-built residence offers the perfect combination of privacy, quality craftsmanship, and convenience. Situated on a private lot, this level-entry home with walkout basement boasts nearly 4,000 sq. ft. of beautifully designed living space. The bright, open-concept main floor is highlighted by large south-facing windows that flood the home with natural light while showcasing views of the green space beyond. The spacious kitchen is designed for entertaining, featuring a large island with granite countertops, island sink, abundant cabinetry, and pantry. The dining area includes an alcove, ideal for a china cabinet or buffet, while the inviting living room offers built-ins and a cozy natural gas fireplace. Step outside to the private deck overlooking the backyard and trees beyond - an ideal setting for relaxing or hosting family & friends. The generous primary suite features a walk-in closet and ensuite complete with a separate shower and soaker tub. Two additional bedrooms, a spacious entry and convenient main-floor laundry complete the upper level. The fully finished walkout basement offers 10-foot ceilings, a large family room, two oversized bedrooms, full bathroom, and access to a covered patio with hot tub. Plentiful storage throughout including the area beneath the garage as a potential workshop space. Quick possession. Minutes from town, schools, and walking trails. (id:6769)

- Storage 18'5" x 21'0"
- 3pc Bathroom 10'2" x 6'0"
- Bedroom 13'8" x 15'6"
- Bedroom 14'0" x 13'6"
- Other 6'8" x 4'7"
- Other 10'9" x 10'7"
- Other 13'7" x 14'9"
- Utility room 9'3" x 9'0"
- Recreation room 11'0" x 14'0"
- Office 11'0" x 14'0"
- Other 3'2" x 18'0"
- 3pc Bathroom 11'0" x 8'0"
- Other 6'2" x 7'4"
- Living room 16'8" x 17'3"
- Kitchen 15'1" x 10'9"
- Dining room 16'7" x 11'2"
- Primary Bedroom 16'4" x 15'10"
- 4pc Ensuite bath 8'4" x 9'8"
- Bedroom 11'6" x 11'6"

Listing Presented By:



Originally Listed by:
eXp Realty

<http://www.tinacosman.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

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 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.