



2991 7 Avenue Salmon Arm British Columbia

\$749,000

Built in 2013, this well-designed 4 bedroom, 3 bathroom home offers comfortable living in a convenient location close to schools, the rec center, shopping, and everyday amenities. The open-concept main floor features a bright living room with a cozy gas fireplace, while the kitchen is equipped with a gas range, eat-up island, and dining area with direct access to the deck for easy summer BBQs and outdoor entertaining. The spacious primary bedroom includes a walk-in closet and a 4-piece ensuite, with a second bedroom and full bathroom completing the main level. The lower level offers a self-contained suite with its own laundry, making it an excellent option for extended family, guests, or rental income. A connecting door to the main home provides the flexibility to easily incorporate the space into the main residence as additional bedrooms, a family room, or extra living space if your needs change. Recent updates include new flooring throughout the suite, a new in-floor heating boiler, and a new hot water tank. Natural gas forced-air heating, central air conditioning, and in-floor heat on the lower level provide year-round comfort. Outside, the fenced yard offers space for kids, pets, or gardening, along with a storage shed and plenty of driveway parking. With Shuswap Lake, walking trails, and endless outdoor recreation just minutes away, this home is a great package. (id:6769)

Laundry room 6' x 9'4"

Laundry room 4' x 4'

Full bathroom Measurements not available

Bedroom 12' x 12'4"

Bedroom 12' x 13'

Family room 17'8" x 12'6"

Full bathroom Measurements not available

Bedroom 13'6" x 9'8"

Full ensuite bathroom Measurements not available

Primary Bedroom 16'1" x 11'1"

Living room 14'11" x 13'6"

Dining room 12'4" x 9'3"

Kitchen 14'11" x 9'9"

Dining room 11'2" x 7'9"

Kitchen 14'7" x 11'1"

Listing Presented By:



Originally Listed by:
REMAX Shuswap

<http://dorismills.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

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