



## 320 17 Street Salmon Arm British Columbia

\$724,500

Updated home in the SE area of Salmon Arm! This inviting 3 bedroom, 3 bathroom home is move-in ready and offers plenty of flexibility with a finished basement featuring a gas fireplace and plumbing already in place for an in-law suite. Whether you're looking to accommodate extended family, create guest space, or add rental potential, the options are there. The main level boasts an open-concept design with new flooring throughout, a bright and welcoming living room with its own gas fireplace, and a dining area with patio doors leading to the back deck. The kitchen connects seamlessly with the space, making it ideal for both everyday living and entertaining. Recent updates provide peace of mind, including central A/C (2020), a brand-new basement bathroom, and complete PEX plumbing. Outdoor living is equally enjoyable with a new back patio and covered gazebo, a fully fenced yard, and a 6x16 shed with motion lighting. RV parking is also available for added convenience. The primary bedroom includes a private 4-piece ensuite, while a second generously sized bedroom and a third bedroom/office with laundry complete the main floor. Downstairs, the basement offers even more potential—whether finished as an in-law suite or enjoyed as a large rec room. For hobbyists or those who enjoy projects, the garage has been transformed into a functional workshop with a new 200-amp panel, 100-amp subpanel, gas heater, electric garage door, and central vac. With a thoughtful blend of updates, comfortable living spaces, and outdoor features, this property is a fantastic opportunity in one of Salmon Arm's desirable SE neighborhoods. (id:6769)

Full bathroom 5'6" x 10'7"

Storage 3' x 15'10"

Family room 20'1" x 17'5"

Other 27'6" x 17'10"

Bedroom 10'0" x 10'5"

Bedroom 10'0" x 10'6"

4pc Ensuite bath 4'11" x 7'9"

Primary Bedroom 11'4" x 12'1"

4pc Bathroom 4'11" x 9'10"

Living room 15'8" x 16'3"

Dining room 10' x 11'9"

Kitchen 9'10" x 11'4"

Listing Presented By:



Originally Listed by:

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