



3200 20 Street Salmon Arm British Columbia

\$1,295,000

Imagine coming home to space, comfort, and lifestyle in one of Salmon Arm's most sought-after neighbourhoods. This stunning custom-designed 0.60-acre home sits among elegant estate properties, just minutes from the sparkling waters of Shuswap Lake. Inside, warm Hickory hardwood floors, 9-foot ceilings, and abundant natural light create an open, inviting atmosphere. The kitchen, featuring Alder cabinetry, quartz countertops, and thoughtful design, flows seamlessly into dining and living areas—perfect for entertaining friends, gathering with family, or enjoying a quiet evening. Step outside to the covered upper deck and take in the peaceful surroundings, watch the sunset, or savor your morning coffee. The primary suite is a private retreat with a walk-in closet and luxurious five-piece ensuite, complete with freestanding soaker tub and glass shower. Two additional bedrooms, a full bathroom, and laundry complete the upper level. Downstairs offers flexibility with a fourth bedroom or office with its own bathroom, plus a bright two-bedroom suite with separate laundry and covered patio—ideal for guests, extended family, or rental income. Over \$50,000 has been invested in landscaping and fencing, creating a private backyard ready for kids, pets, summer gatherings, or simply relaxing outdoors. With zoning allowing a future carriage home, this property offers not just a home, but a rare opportunity to embrace the lifestyle you've been dreaming of—right here in beautiful Salmon Arm.

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- Laundry room 7'4" x 5'11"
- 4pc Bathroom 9'4" x 5'11"
- Bedroom 9'11" x 20'8"
- Bedroom 10'5" x 12'11"
- 5pc Ensuite bath 12'3" x 8'9"

- Other 12'4" x 7'2"
- Primary Bedroom 15'11" x 13'11"
- Kitchen 10'7" x 13'11"
- Dining room 17'4" x 15'11"

- Laundry room 5'0" x 19'4"
- Utility room 2'10" x 5'11"
- 3pc Ensuite bath 4'11" x 8'1"
- Bedroom 12'4" x 13'11"
- Foyer 12'2" x 10'2"

- Bedroom 10'4" x 11'10"
- Full bathroom 8'1" x 12'11"
- Primary Bedroom 10'0" x 12'2"
- Kitchen 11'4" x 15'9"

Listing Presented By:



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



Royal

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