



3271 10 Avenue Salmon Arm British Columbia

\$799,000

SPACIOUS FAMILY RANCHER offering a versatile layout with a large, completely renovated 3-bedroom, 2-bathroom basement suite that is currently tenanted, a fenced private yard, and plenty of parking. The main floor features 3 bedrooms, 2 bathrooms, a large kitchen with island, and a dining area with access to the covered deck and stairs leading to the backyard. The living room offers a cozy gas fireplace, while a convenient laundry/mud room provides easy access to the double garage. The garage includes a workshop, built-in cabinetry, and a finished room ideal for a gym, home office, or additional storage. The walkout basement features a completely renovated 3-bedroom, 2-bathroom suite, currently tenanted, offering a spacious kitchen, comfortable living area, two full bathrooms, and its own separate entrance and covered patio. This well-appointed suite provides excellent flexibility for extended family or rental income. Outside, enjoy the fully fenced private yard, multiple outdoor spaces, and ample parking. A spacious 27' x 24' storage area beneath the double garage, with separate access from the backyard, provides excellent additional storage. A fantastic opportunity for families seeking a spacious home with a fully renovated, self-contained 3-bedroom, 2-bathroom basement suite with an established tenant, offering valuable rental income and additional flexibility. (id:6769)

Other 38'8" x 6'6"

Other 24'5" x 27'2"

Full bathroom 10'3" x 5'2"

Full bathroom 8'6" x 8'7"

Bedroom 11'9" x 15'2"

Bedroom 12'2" x 14'4"

Bedroom 12'2" x 11'

Great room 9'3" x 20'8"

Laundry room 4'8" x 4'8"

Family room 18'2" x 15'11"

Dining room 14'3" x 10'3"

Kitchen 14'3" x 9'8"

Other 35' x 6'2"

Other 20'1" x 27'3"

Storage 14'9" x 9'1"

Bedroom 12'4" x 14'11"

Bedroom 9'3" x 9'10"

Full bathroom 9'3" x 5'1"

3pc ensuite bath 10'6" x 10'6"

Listing Presented By:



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Royal

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