



## 3300 16 Avenue Salmon Arm British Columbia

\$839,000

Incredible Privacy backing onto greenspace and overlooking the orchard! Experience modern comfort in this rancher-style home with a legal basement suite, ideally located in a desirable neighbourhood. The main floor boasts three bedrooms, including a primary suite, a walk-in closet high ceilings, and an open floor plan with abundant natural light. Entertain on the covered deck or relax in the cozy living room. The basement suite offers two bedrooms, a separate entrance, and laundry facilities, perfect for guests or rental income. Enjoy the mature trees, nearby schools, shopping, and public transit. Whether for investment or as a mortgage helper, this home offers convenience and charm in equal measure. Don't miss your chance to make it yours today. (id:6769)

Storage 14' x 5'

Laundry room 9' x 7'

Foyer 6'3" x 8'8"

Full bathroom 9'6" x 5'

Bedroom 9'3" x 10'

Bedroom 9'7" x 10'

Other 5'2" x 3'8"

4pc Ensuite bath 6'2" x 5'4"

Primary Bedroom 10' x 9'7"

Dining room 7'9" x 11'

Kitchen 11' x 10'7"

Living room 14'6" x 13'6"

Other 5' x 7'8"

Other 5'6" x 6'2"

Full bathroom 9'6" x 5'

Bedroom 10' x 9'3"

Primary Bedroom 13' x 11'5"

Dining room 9' x 8'

Kitchen 10'8" x 12'

Listing Presented By:



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Homelife Salmon Arm Realty.Com

<http://jgrieverealestate.com/>



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