



3411 4 Avenue Salmon Arm British Columbia

\$1,295,000

Tucked away on a quiet street, you will find this sprawling rancher on a full walkout basement. With almost 4000 square feet of living space, 4 beds, 3 baths and a den, there is room for everyone. With Little Mountain Park as your backyard neighbour, the fully fenced yard offers ultimate privacy and a seamless connection to nature. Designed with entertaining in mind your living spaces flow seamlessly together. The heart of the home features soaring vaulted ceilings, a sunken living room with a floor-to-ceiling fireplace and a bar area. The gourmet kitchen offers generous storage and counter space, pantry and a large island built for gatherings. Your dining area opens to multiple private backyard patio spaces—ideal for indoor-outdoor living. The primary suite is a private retreat with a walk-in closet and spa-inspired ensuite and your own private deck. Finishing off the main floor is a 2nd bedroom, office or den and your laundry mud room off the oversize double garage. Much like the upstairs, the basement was built with open spaces for a multitude of uses. The great room provides opportunities for games, media, play areas, workout spaces—the options are unlimited. 2 more bedrooms and a bathroom at one end and a finished storage room at the other. Lots of parking outside including space for a couple of RV's. With miles of trails out your back door and ability walk to schools, the rec center and uptown shopping, this is the perfect location. (id:6769)

Great room 34'4" x 33'11"
Bedroom 18'4" x 11'1"
Bedroom 14'5" x 10'10"
Full bathroom 11'3" x 5'0"
Storage 27'6" x 10'2"
Utility room 11'11" x 9'0"

Primary Bedroom 16'1" x 14'4"
Full bathroom 9'11" x 5'11"
Den 14'1" x 10'0"
Living room 24'1" x 18'8"
Dining room 25'1" x 11'10"
Kitchen 22'10" x 19'1"

Bedroom 11'8" x 10'0"
Other 28'11" x 25'0"

Laundry room 13'0" x 11'0"
Foyer 11'7" x 5'10"

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