



# 1441 20 Avenue 4 Salmon Arm British Columbia

\$874,900

Modern Hillcrest home with legal suite offering strong value. Over 2,349 finished sq ft with 4 bedrooms and 2 bathrooms, including a fully self-contained 1-bedroom suite with separate entrance--ideal for rental income or extended family. Two-storey walk-up design with a functional main level featuring a custom kitchen with shaker-style cabinetry, quartz countertops, large island with eating bar, pantry, and living room with fireplace. Primary bedroom includes walk-in closet and ensuite. Experience the comfort of in floor radiant heat, hot water on demand, a ductless split cooling system and Low-E windows. The legal 1-bedroom suite is fully finished with open layout and island kitchen. Located in a newer bare land strata subdivision in Hillcrest, within walking distance to schools and parks. Quality built by Perfection Builders. (id:6769)

Laundry room 5'10" x 5'1"  
Full bathroom 8'9" x 5'9"  
Bedroom 10'3" x 10'1"  
Bedroom 10'6" x 10'7"  
4pc Ensuite bath 6' x 12'1"  
Primary Bedroom 15' x 13'  
Dining room 12'8" x 11'6"

Kitchen 9'1" x 11'6"  
Living room 15'7" x 13'1"  
Den 9'6" x 10'9"  
Full bathroom 8'10" x 7'9"  
Bedroom 12'5" x 11'1"  
Kitchen 10'11" x 8'11"  
Living room 14'2" x 13'2"

Listing Presented By:



Originally Listed by:  
Homelife Salmon Arm Realty.Com

<http://jgrieverealestate.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.