



## 801 20th Street 4 Salmon Arm British Columbia

\$685,000

COZY HOME IN ASPEN GROVE! Step into a home where comfort and calm wrap around you from the moment you arrive. Welcoming and relaxing, the bright, airy foyer flows into the open-concept living and dining room, designed for togetherness - LLP perfect for gathering with loved ones or enjoying peaceful, quiet evenings. Gentle natural light fills the space, complemented by a cozy gas fireplace for effortless ambiance. From the dining area, sliding doors open to a comforting deck space - just right for morning coffees, slow afternoons, or relaxed evening meals. The inviting kitchen offers both convenience and practicality, making daily cooking smooth and enjoyable. On the main level, the spacious primary bedroom awaits as your personal retreat, featuring a 3-piece ensuite with a soothing jetted tub for unwinding at the end of the day. A peaceful second bedroom and a bright 4-piece bath complete this cozy main floor. Downstairs, the home expands into even more comfort with a third bedroom featuring a generous walk-in closet, plus a flexible rec room ready for hobbies, guests, or home office. The lower level also hosts a relaxing and spacious studio suite with an open-concept layout. The sleeping area with walk-in closet is inviting and spacious - perfect for guests, family, or a mortgage helper - and sliding doors lead to the backyard. Wheelchair-adaptable on main level and full of possibility, this Aspen Grove home is more than a place to live - it's a place to truly feel at home. (id:6769)

Recreation room 8'2" x 14'7"

Bedroom 12'0" x 9'11"

Foyer 5'4" x 10'6"

Bedroom 10'9" x 12'9"

4pc Bathroom 4'11" x 8'6"

3pc Ensuite bath 5'4" x 8'6"

Primary Bedroom 12'0" x 12'11"

Dining room 10'11" x 10'0"

Living room 17'8" x 20'4"

Kitchen 10'11" x 9'3"

Other 13'10" x 12'2"

Full bathroom 4'11" x 8'2"

Living room 15'5" x 14'3"

Kitchen 8'10" x 10'4"

Listing Presented By:



Originally Listed by:  
Real Broker B.C. Ltd

<https://harpertwinsrealty.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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