



# 4661 45 Street Salmon Arm British Columbia

\$1,245,000

This beautiful home and property are nestled into a private 1.6 acres looking onto majestic Mt. Ida. The home was substantially renovated in 2017 with a dream kitchen featuring quartz counter tops, a large butcher block island, apron sink, gas stove and quality cabinets. The kitchen flows into the spacious living room with gas fireplace which adds warmth and ambiance, perfect for quiet evenings or lively entertaining. The main floor bedrooms include a master bedroom with ensuite with large walk in shower. Two additional bedrooms plus a full bathroom provide spaces for family members or guests. The lower level has a spacious rec room, complete with a wood-burning insert and there is a 4th bedroom/office space. Recent updates include windows and doors, furnace and duct work in 2017, new air conditioner (2019) and metal roof in 2020.

Outside, explore the possibilities of the property. Entertaining is a breeze on the large covered deck and the firepit provides a great spot to enjoy the evening. There are numerous fruit trees, berries, currants & garlic. A 30x26 shop with a 12' overhang provides ample space for workshop projects or secure parking, while a 22x40 3-bay pole barn offers additional storage & parking. The fully fenced and cross fenced grounds ensure privacy and security, with room for animals to roam freely. This home enjoys the convenience of city water supply and is only minutes to downtown Salmon Arm. It is a rural paradise with all the conveniences close by. (id:6769)

Recreation room 18'10" x 25'1"

Bedroom 10'6" x 7'9"

Den 10'11" x 10'9"

Laundry room 8' x 4'8"

Full bathroom 10' x 5'

Bedroom 8'3" x 10'8"

Bedroom 9'5" x 12'3"

Full ensuite bathroom 5'11" x 10'1"

Primary Bedroom 11'4" x 13'1"

Foyer 8'9" x 7'6"

Dining room 15'6" x 17'10"

Living room 18'4" x 25'10"

Kitchen 14'6" x 15'6"

Listing Presented By:



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<http://dorismills.com/>



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