



# 4751 71 Avenue Salmon Arm British Columbia

\$614,900

Move-in ready and perfectly positioned for young families, this well maintained 4-bedroom, 2-bathroom bi-level home sits on a quiet no-thru street in the heart of Canoe. First-time buyers will love the peace of mind provided by extensive recent updates, including new windows (2019), new kitchen and appliances (2021), Hot Water Tank (2023), a stamped concrete patio (2019), roof (2014), and garden shed (2025). The home's smart layout features a main floor with 2 bedrooms and an updated kitchen with direct access to an incredible 250 sqft screened-in porch. Downstairs you will find a cozy rec room with a gas fireplace, 2 additional bedrooms, and laundry. Central air conditioning and a high efficiency furnace makes sure you are comfortable year round. Step outside to a private, fully fenced backyard--ideal for kids and pets--complete with a new garden shed with power and a tin roof. Located within easy walking distance to the elementary school, public beach, boat launch, and trails, this home offers the ultimate lifestyle for a growing family in a popular, friendly neighborhood. (id:6769)

Storage 7'11" x 10'4"  
Laundry room 5'1" x 8'3"  
3pc Bathroom 6'5" x 9'10"  
Bedroom 11'4" x 12'5"  
Bedroom 8'3" x 10'0"  
Recreation room 14'6" x 13'0"

4pc Bathroom 10'6" x 5'1"  
Bedroom 10'6" x 8'9"  
Primary Bedroom 11'0" x 11'11"  
Living room 13'11" x 14'5"  
Dining room 7'10" x 10'6"  
Kitchen 10'6" x 12'10"

Listing Presented By:



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Homelife Salmon Arm Realty.Com

<https://jgrieverealestate.com/>



Royal

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