



4851 13 Street Salmon Arm British Columbia

\$825,000

Welcome to this well-located home in the popular Raven Subdivision. Offering 3 bedrooms plus a den/rec room and 4 bathrooms, this property is situated close to scenic walking trails, local parks, and located on a school bus route—an excellent fit for families of all stages. Recent updates include new flooring on the main level, replacement of poly-B plumbing, and a high-efficiency furnace installed in 2021. The main living area features a cozy den with 3-sided fireplace, dining room and living room, and kitchen with a central island, gas range, and ample cabinet and counter space. The upper level offers three spacious bedrooms, including a generous primary suite complete with double closets and a private ensuite. Two additional large bedrooms share a four-piece bathroom. The lower level adds flexibility with a rec room/den that can easily serve as a bedroom, home office, gym, craft room, or play space, along with plenty of storage. A non-conforming bachelor suite provides additional options—ideal for visiting family and friends, or it can be opened to the main living area to expand the primary living space. Situated on a flat, fenced corner lot, this home offers great outdoor potential for kids, pets, and entertaining. While some routine maintenance and cosmetic updates would further enhance the property, the solid layout, recent improvements, and desirable neighborhood make this a fantastic opportunity to create a wonderful long-term family home. (id:6769)

Full bathroom Measurements not available

Bedroom 10'11" x 11'10"

Bedroom 10'10" x 11'10"

Full ensuite bathroom Measurements not available

Primary Bedroom 15'5" x 20'

Full bathroom Measurements not available

Family room 15'3" x 13'10"

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Partial bathroom Measurements not available

Laundry room 8'4" x 6'9"

Dining room 11'5" x 9'7"

Family room 11'3" x 15'9"

Living room 16'8" x 11'9"

Kitchen 15'5" x 16'11"

Kitchen 11'4" x 10'

Listing Presented By:



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