



## 491 7 Street Salmon Arm British Columbia

\$629,900

Move-in ready home with stunning outdoor living space. This beautifully updated 3 bedroom, 2 bathroom home offers a private retreat while being just a short walk to downtown. Featuring 1,344 sq. ft. of thoughtfully designed living space. The open-concept living area features soaring vaulted ceilings and a bright, functional kitchen with a stove-top island, double wall ovens, and French doors that lead to a covered patio. The post and beam constructed patio adds warmth and character, creating a seamless indoor-outdoor flow that is perfect for entertaining or relaxing. The spacious primary suite boasts a 4-piece ensuite and walk-in closet, while two additional bedrooms provide flexibility for family, guests, or a home office. Comfort is ensured year-round with in-floor hot water heating (with new motherboard), new heat pump, new air conditioning, and new air exchanger. Set on a private lot, the outdoor living is just as impressive with a fenced yard surrounded by a tall hedge wall for privacy, a firepit area for evenings under the stars, and a newly built post and beam carport with alley access. Thoughtfully maintained, the home has seen extensive recent updates including a new roof, most windows replaced, fresh paint, some new appliances, updated kitchen and bathroom fixtures, fencing and more. With all the big-ticket items already taken care of, this home is truly move-in ready. Tucked away in an unbeatable location--walking distance to downtown Salmon Arm, parks & amenities. (id:6769)

Utility room 14'8" x 6'

4pc Bathroom 9'5" x 4'11"

Bedroom 14'1" x 9'3"

Bedroom 16' x 9'1"

4pc Ensuite bath 7'6" x 4'11"

Primary Bedroom 13'5" x 11'5"

Living room 15'11" x 9'8"

Dining room 8'2" x 7'5"

Kitchen 18'9" x 16'9"

Listing Presented By:



Originally Listed by:

RE/MAX Shuswap Realty

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