



4930 70 Avenue Canoe British Columbia

\$1,149,000

This private mini estate, set against a serene pond, offers 2 complete residences, located in the charming community of Canoe, minutes from Salmon Arm. This amazing rancher style home underwent a complete renovation and spacious addition in 2021, with excellent craftsmanship and high end finishes throughout. Great room has beautiful built ins, a stone gas fireplace and formal dining area w/access to the oversized covered deck. Quality custom millwork in the kitchens and bathrooms. Main kitchen offers leathered granite, breakfast nook with banquette seating and SS appl, incl wine fridge. Primary bedroom has access to the hot-tub-ready sundeck, 4pc ensuite & walk-in closet. 2nd & 3rd bedrooms, full bath & laundry on the main floor. The bright & spacious walk out lower level offers endless possibilities, currently designed as a spacious legal bachelor suite, 4 bedrooms, den, laundry & 2 full baths. The entire walk-out level can be transformed into a beautiful self-contained 4bdr home. Covered RV parking w/hook up & sanidump. Canoe is well-known for being exceptionally family friendly. It's the home of Salmon Arm's beach and boat launch areas, and a delightful neighbourhood bistro. Salmon Arm, with it's natural beauty, is growing! It's fast becoming known for it's eclectic arts & culture scene, fashionable boutiques, great coffee shops and restaurants, as well as world class wineries, golf courses, one being championship level. (id:6769)

- 5pc Bathroom 12' x 5'
- 3pc Bathroom 8' x 5'
- Bedroom 10' x 12'
- Bedroom 9' x 11'
- Bedroom 9' x 11'
- Bedroom 11'9" x 14'7"
- Laundry room 7' x 4'
- Dining nook 9' x 7'
- Bedroom 10' x 9'
- Bedroom 10' x 9'
- Dining room 15' x 15'
- Primary Bedroom 11'5" x 15'5"

- Family room 12'6" x 17'4"
- 4pc Bathroom 10' x 7'
- 4pc Ensuite bath
- Foyer 20' x 6'
- Living room 19' x 156"
- Kitchen 13'6" x 12'0"
- Kitchen 10' x 10'

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna



Royal

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