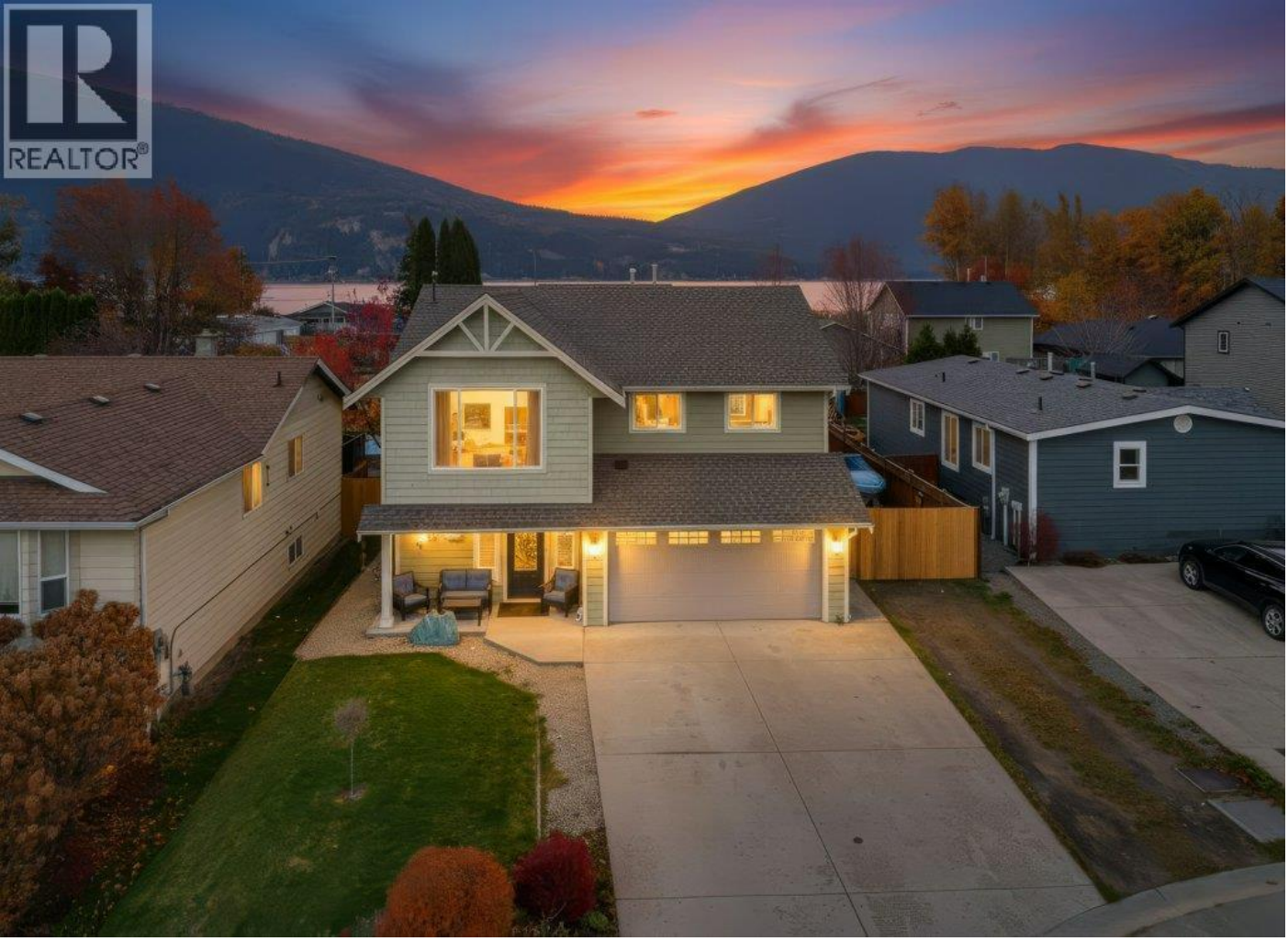


5421 73 Avenue Salmon Arm British Columbia

$745,000

A short walk to Canoe Beach, this 2013 home sits on a level 0.14-acre cul-de-sac lot with three bedrooms on the main floor, a one-bedroom suite downstairs and an attached double garage. Vaulted ceilings and large windows brighten the open living and dining area, finished with engineered hardwood and tile. The kitchen features custom dark maple soft-close cabinetry, a breakfast bar and a pantry, with an eating nook that opens onto the lake-view back deck. The primary bedroom has a walk-in closet and ensuite. The lower-level suite has a separate side entrance, an open kitchen and living area, and a new stove, dishwasher, washer and dryer. A spacious foyer with a large mudroom closet, central air conditioning and a high-efficiency furnace round out the home. Stairs from the back deck lead to the level backyard and covered patio. There's plenty of parking, including room for an RV, plus hot tub wiring and electrical provisions for a future carriage house, subject to applicable approvals. Spend the afternoon at Canoe Beach or explore the nearby Park Hill trails. The Canooligan Pub, baseball diamonds, playground, North Canoe Elementary and Club Shuswap Golf are all close by. (id:6769)

Utility room 13'9'' x 4'
Living room 13'6'' x 17'
Laundry room 7'5'' x 7'7''
Kitchen 11'7'' x 13'
Foyer 8'7'' x 11'9''
Bedroom 10'11'' x 13'2''
4pc Bathroom 7'5'' x 4'11''
Primary Bedroom 11'2'' x 12'3''

Kitchen 16'1'' x 12'6''
Living room 13'11'' x 13'3''
Dining room 10'9'' x 10'11''
Bedroom 9'2'' x 12'7''
Bedroom 9' x 10'4''
4pc Bathroom 5' x 10'4''
3pc Ensuite bath 6' x 7'11''

Listing Presented By:

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Royal LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

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