



5480 73 Avenue Salmon Arm British Columbia

\$739,000

A RARE FIND YOU'LL WANT TO SEE! Tucked into a peaceful cul-de-sac in the heart of family-friendly Canoe, this 3 bed, 3 bath home (2018) was custom-built by award winning Whitstone Developments Ltd. and is more than just a place to live—it's where your next chapter begins. Step inside and be greeted by a thoughtfully designed, bright main floor that's perfect for both quiet mornings and lively gatherings. The modern kitchen is designed with quality finishes, generous counter space, and a layout that flows effortlessly into the dining room. Upstairs, you'll find a spacious primary suite with a private ensuite, plus two additional bedrooms and a full bath—ideal for kids, guests, or your home office. Also upstairs is a bonus unfinished space waiting for your creative ideas. Outside features a large fully landscaped lot, with a patio space, grape arbor and the privacy of green space behind you. Picture summer barbecues, kids riding bikes in the cul-de-sac, and cozy evenings under the stars. Canoe offers that rare blend of small-town charm and big-nature access—beaches, parks, trails, and Shuswap Lake are all just minutes away. This is more than a home. It's your basecamp for adventure, a safe space to grow, and a smart investment in lifestyle and community. Homes like this don't come up often in Canoe—come take a look before it's gone. (id:6769)

4pc Ensuite bath 6'11" x 9'9"

Laundry room 7'5" x 8'10"

Bedroom 9'2" x 11'

Bedroom 9'2" x 13'7"

Primary Bedroom 13'4" x 14'10"

4pc Bathroom 8'3" x 6'5"

Living room 15'6" x 18'3"

Kitchen 13'5" x 8'11"

Dining room 13'5" x 10'6"

2pc Bathroom 7'3" x 2'10"

Listing Presented By:



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Royal

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