



5480 Canoe Beach Drive Salmon Arm British Columbia

\$669,000

Welcome to easy Shuswap living in the heart of Canoe. Built in 2016, this comfortable rancher offers the convenience of one-level living with no stairs, a level lot, and a bright, sun-filled setting. Featuring 3 bedrooms, this home provides ideal space for families, retirees, or those working from home. The thoughtful floor plan includes a spacious primary bedroom complete with a large ensuite bathroom, while in-floor hydronic heating ensures year-round comfort. The open living area flows seamlessly to a covered patio, creating the perfect space to relax, entertain, or enjoy warm summer evenings. The attached double garage provides ample parking and storage, while the property's location offers an exceptional lifestyle. Enjoy a quick 5-minute bike ride to the public beach, a short 6-minute walk to Canooligans Restaurant, and convenient access to North Canoe Elementary School just minutes away. Whether you're a young family looking for an affordable place to call home, seeking the ease of one-level living, planning for retirement, or simply wanting to embrace the relaxed Canoe lifestyle, this move-in-ready property offers exceptional value and comfort in a fantastic location. (id:6769)

Full bathroom 8'2" x 4'10"

Full ensuite bathroom 4'11" x 7'6"

Dining room 10'2" x 11'2"

Kitchen 10'2" x 10'4"

Living room 12'4" x 15'7"

Bedroom 10'5" x 8'9"

Bedroom 10'1" x 12'

Primary Bedroom 15'6" x 11'9"

Foyer 14'2" x 4'10"

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty

<http://www.sellingwithshaun.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.