



591 17 Street Salmon Arm British Columbia

\$759,900

This well-maintained rancher offers more than 1,500 square feet of living space on the main floor over a full walkout basement. A functional and practical layout providing a front living area separate from the kitchen with breakfast nook and dining area, both exiting onto a back yard deck. The interior is highlighted by hardwood floors, three spacious bedrooms, including primary with ensuite and walk in closet, and main floor laundry, making it an ideal setup for a family seeking one-level living. Positioned to take advantage of the local landscape, the mountains provide a stunning backdrop which can be enjoyed from the variety of indoor and outdoor spaces, including a partially covered deck, an open sundeck, and lower patio areas. The full, partially finished basement offers a variety of options depending on your needs. Currently set up with a large family room, the unfinished area could provide 2 more bedrooms, rec space, a bathroom, some storage or even a suite to help with the mortgage if you desire. Fully landscaped and usable yard space around the home as well as a fenced back yard. 2 car garage for vehicles and storage and ample extra parking. Conveniently located between uptown and downtown amenities, schools and recreation. (id:6769)

Family room 22'9" x 18'3"

Other 21'1" x 20'6"

Foyer 8'7" x 6'9"

Full bathroom 8'2" x 4'11"

Bedroom 10'11" x 9'7"

Bedroom 10'11" x 10'6"

Full ensuite bathroom 8'3" x 8'1"

Primary Bedroom 14'6" x 13'10"

Dining nook 9'8" x 5'11"

Dining room 14'6" x 13'0"

Living room 15'3" x 13'6"

Kitchen 12'7" x 11'9"

Listing Presented By:



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