



6800 42 Street Salmon Arm British Columbia

\$880,000

Welcome to this beautifully finished 6 bed, 4 full bath rancher with walkout basement, perfectly positioned in one of the area's most desirable locations just 1 minute from Canoe Beach and direct access to the Park Hill trail systems. Designed with both luxury and functionality in mind, the main floor features impressive 10-ft ceilings throughout, oversized 8-ft interior doors, and luxurious laminate flooring. The spacious kitchen offers a large pantry, ample workspace, and flows seamlessly into the bright living room highlighted by a natural gas fireplace and access to the covered deck complete with natural gas BBQ hookup. The bright master bedroom showcasing an accent wall offers its own access to the deck and features a large ensuite with a walk-in shower and a tub. The home also includes a self-contained 2-bedroom, 1-bathroom suite, perfect for extended family or mortgage support. Thoughtful upgrades include tiled bathrooms, a laundry/mud room with bench seating off the garage, high-efficiency forced air heating and heat pump cooling, natural gas hot water tank, alarm security system with rough-ins for cameras and monitors, underground irrigation, and full landscaping. An added bonus is the \$7,500 appliance credit, allowing buyers to personalize the finishing touches in this exceptional home that combines modern comfort, income potential, and unbeatable access to recreation and amenities. Don't miss your opportunity to secure this home, offered at an unbeatable price! (id:6769)

Listing Presented By:



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Royal

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Bedroom 13'9" x 9'7"

Full bathroom 8'0" x 5'11"

Bedroom 11'11" x 13'6"

Pantry 5'6" x 9'6"

Dining room 8'10" x 9'11"

Kitchen 12'5" x 20'4"

Living room 12'10" x 14'5"

Full ensuite bathroom 10'1" x 9'2"

Other remarks

Primary Bedroom 12'0" x 13'6"

Full bathroom 9'2" x 4'11"

Bedroom 12'3" x 11'0"

Full bathroom 5'1" x 7'11"

Bedroom 12'1" x 10'

Bedroom 12' x 10'

Kitchen 6'5" x 10'6"

Living room 15'8" x 14'

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