



# 6840 42 Street Salmon Arm British Columbia

\$750,000

This beautifully finished 1,661 sq.ft. new construction rancher offers the perfect blend of luxury, comfort, and low-maintenance living in an unbeatable location just 1 minute from Canoe Beach and the Park Hill trail systems. This thoughtfully designed 3-bedroom, 2-bathroom home features 10' ceilings and 8' interior resulting in a spacious and airy feeling. The stunning kitchen showcases quartz countertops and ceiling-height cabinetry. The living room is complete with a natural gas fireplace and direct access to the 18' x 9.5' covered patio with a natural gas BBQ hookup. The large laundry/mudroom with a sink and bench seating provides excellent storage. Additional highlights include a double car garage, tiled bathrooms, underground irrigation, full landscaping, alarm/security system installed with rough-ins for cameras and monitor, high-efficiency forced air heating, heat pump for summer cooling, natural gas hot water tank, and a \$5,000 appliance credit. Ready for immediate occupancy and covered by new home warranty for added peace of mind. (id:6769)

Bedroom 11'1" x 11'2"  
Full bathroom 8'0" x 4'11"  
Bedroom 10'11" x 10'11"  
Laundry room 11'5" x 5'6"  
Full ensuite bathroom 12'6" x 11'5"

Primary Bedroom 11'11" x 14'0"  
Dining room 20'8" x 8'10"  
Living room 14'4" x 15'10"  
Kitchen 18'11" x 6'9"  
Foyer 11'1" x 5'11"

Listing Presented By:



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<http://www.hosseiniteam.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

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