



## 6960 50 Street Salmon Arm British Columbia

\$949,000

ONE OF A KIND. This exceptional, fully renovated rancher with a full basement truly checks all the boxes. Situated on a private, fully fenced 0.79-acre lot, the home offers a 3-bedroom main residence plus a bright, legal 2-bedroom above-ground suite--ideal for extended family or rental income. The main home welcomes you with a spacious foyer featuring custom built-ins, a sizable living room with natural gas fireplace, and a thoughtfully designed kitchen complete with island, pantry, gas stove, quartz countertops, and neutral finishes. A professionally enclosed deck adds a versatile bonus space--ideal for a family room, playroom or home office. The primary bedroom features a 3-piece ensuite, walk-in closet and outdoor access, complemented by two additional bedrooms and a full bath with optional laundry hookups. The 868 sq ft legal suite offers an open-concept living and dining area, shaker-style kitchen, two bedrooms, a full bath, and a charming enclosed sunroom. Shared laundry is located in a large utility room. An impressive amount of parking and storage includes a 22' x 22' double garage with attached storage, 17' x 17' carport, and a 23 x 15 detached garage with additional storage. A rare offering combining space, flexibility, and thoughtful upgrades--this is a property you don't see every day. Walking distance to Canoe Beach, trails, elementary school, convenience store and your own local neighbor hood pub where everyone knows your name..... (id:6769)

Laundry room 14'7" x 3'3"

Utility room 14'7" x 17'2"

Sunroom 15'4" x 9'7"

Mud room 6' x 6'

Foyer 14' x 5'9"

Family room 22' x 20'9"

3pc Bathroom 7'6" x 7'6"

Bedroom 10' x 9'8"

Bedroom 11'4" x 11'4"

3pc Ensuite bath 7'6" x 5'9"

Primary Bedroom 13'9" x 13'9"

Dining room 8'3" x 7'3"

Living room 19'8" x 16'

Kitchen 12'9" x 11'4"

Full bathroom 8'3" x 4'7"

Bedroom 9' x 9'

Primary Bedroom 11' x 11'6"

Living room 18' x 13'2"

Kitchen 10'3" x 12'0"

Listing Presented By:



Originally Listed by:

RE/MAX Shuswap Realty

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



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