



7050 53 Street Salmon Arm British Columbia

\$799,900

Here's a very nice, almost new home for you! Completed in 2023 with 3 beds, 3 baths, a shop and parking, what are you waiting for! Main floor great room is fabulous for family gatherings & entertaining with a large kitchen, farm sink & island, dining room with beautiful wainscoting and a large living room with a board and batten feature wall. Are you a dog lover? Dog bath in the mud room will be a welcome sight after a soggy or dusty walk! Laundry room on the main floor as well as half bath. Head upstairs to the second floor for the large family room, big enough for a pool table (potential for a 4th bedroom too). Features a wood stove for those chilly nights plus a sliding door to the second floor deck with great views! Primary suite is complete with a 4-piece ensuite bath and a walk-in closet. Two more good-sized bedrooms and a full bathroom complete the space. Lane access double garage PLUS a large shop area with 10' ceilings, hot & cold water, 50Amp plug for EV Charger or welder and more! Fully fenced front yard. Side yard has a very private patio area just off the kitchen & comes with a natural gas BBQ connection. Dog run completes the side yard. Plenty of room to park your RV's, boats, toys or work trailers on the property too! In-floor heat roughed-in for main floor of home & garage/shop. The lake is just 2 blocks away while the public/dog beach & boat launch are close by. Enjoy quick access to roads into the mountains, golf courses, schools, stores and restaurants. (id:6769)

Bedroom 10'4" x 13'10"

Bedroom 11'3" x 14'2"

4pc Ensuite bath 8'1" x 8'3"

Primary Bedroom 13'2" x 15'1"

4pc Bathroom 8'1" x 8'3"

Family room 23'4" x 28'6"

Other 18' x 15'4"

Other 21'7" x 18'7"

2pc Bathroom 5'1" x 5'

Mud room 7'6" x 7'

Laundry room 7'7" x 6'9"

Kitchen 12'2" x 15'9"

Dining room 9'4" x 8'9"

Living room 21'9" x 15'9"

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.

Listing Presented By:



Originally Listed by:

Royal LePage Access Real Estate

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



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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