



# 721 11 Street Salmon Arm British Columbia

\$719,000

Tucked away on a quiet cul-de-sac and backing onto the serene Pileated Woods Trail System, this welcoming family home offers privacy, nature, and space to grow. The backyard feels like your own peaceful retreat, where mature greenery, a tranquil pond, and visiting birds create a relaxing setting to unwind. Inside, the bright entry is highlighted by an overhead skylight that fills the foyer with natural light. This level-entry rancher features an open-concept layout with 4 bedrooms and 3 full bathrooms, offering flexibility for families or those needing extra room. Many of the home's rooms have been recently repainted, giving the interior a fresh, updated feel. The lower level includes a separate entrance and a layout well suited for a 1-bedroom suite or in-law accommodation, complete with a refreshed kitchenette area featuring a newly installed sink--ideal for extended family or guests. Notable updates include a kitchen refresh with quartz counters (2019), newer roof (approx. 10 years), furnace and A/C (approx. 4 years), and replacement of all Poly-B plumbing (2025). A cozy gas fireplace adds warmth to the main living space. Step outside to enjoy the hot tub and fully fenced backyard, surrounded by mature landscaping including beautiful magnolia and lilac trees. With direct access to trails and a quiet, established neighborhood setting, this well-cared-for home offers comfort, privacy, and plenty of potential to make it your own. (id:6769)

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|-------------------------------|-------------------------------|
| Laundry room 6' x 5'          | Bedroom 10'5" x 8'8"          |
| Storage 9'11" x 7'2"          | Bedroom 10'5" x 8'11"         |
| Utility room 9'3" x 2'11"     | 4pc Bathroom 11'8" x 8'1"     |
| Recreation room 29'9" x 21'3" | 3pc Ensuite bath 6'10" x 6'6" |
| Media 16' x 14'10"            | Primary Bedroom 15'3" x 11'1" |
| Bedroom 12'8" x 11'11"        | Living room 15'1" x 11'11"    |
| 4pc Bathroom 8'4" x 6'1"      | Kitchen 17'6" x 10'5"         |

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