



7220 47 Street Salmon Arm British Columbia

\$614,900

Perfectly positioned in one of Canoe's most family-friendly neighbourhoods, this property offers easy access to walking trails, public beach, elementary school, local restaurant, corner store, and post office—everything a growing family needs close to home. The main floor features a newly renovated kitchen & bathrooms, with built in cabinetry from The Woodshop in the kitchen, mudroom, and living room. This home offers 5 bedrooms plus den, with 3 bedrooms upstairs, and 2 bedrooms + den downstairs. Primary bedroom includes a walk in closet and full 4 pce ensuite. Downstairs is partially finished leaving you the chance to pick your own flooring & paint, with a large rec room ready for the kids to play. Plumbing just replaced in 2026 with PEX, roof approx 14 years old, HWT 2018. Corner lot with space outside for the kids and pets in a walkable neighbourhood.

(id:6769)

Utility room 3'7" x 6'2"

Storage 7'0" x 9'0"

Recreation room 22'2" x 26'6"

Bedroom 10'7" x 14'8"

Bedroom 10'11" x 11'9"

Den 10'9" x 9'1"

Laundry room 10'11" x 9'6"

Mud room 6'4" x 7'9"

Full bathroom 7'10" x 4'11"

4pc Ensuite bath 11'2" x 5'0"

Bedroom 8'11" x 9'6"

Bedroom 11'2" x 9'7"

Primary Bedroom 11'9" x 11'3"

Kitchen 11'7" x 8'3"

Dining room 11'1" x 11'7"

Living room 17'7" x 12'1"

Listing Presented By:



Originally Listed by:

Homelife Salmon Arm Realty.Com

<https://jgrieverealestate.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

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.