



7231 52 Street Salmon Arm British Columbia

\$889,000

Welcome to a lovingly restored family home in desirable North Canoe, where heritage character meets thoughtful modern upgrades. Ideally located within walking distance of one of the best beaches on Shuswap Lake, the local store and school, with convenient bus service nearby. Set on a large double lot this beautifully maintained property offers space, privacy and exceptional outdoor living. The yard is fully fenced with 3 large willow trees, 2 fruit trees and a cedar hedge along with convenient off-street parking for up to 5 vehicles. Inside, the home has been extensively updated. The custom maple kitchen features new quartz counters along with completely upgraded cabinetry with new glides and pulls, new hot-water-on-demand system and the entire home has been freshly painted. and features new luxury vinyl plank and tile throughout. Brand new custom blinds along with a new mini-split air-conditioning unit. So much to list, come have a look today, call us for more details. (id:6769)

Bedroom 8'6" x 11'9"	Laundry room 6'3" x 6'3"
Family room 17'5" x 18'9"	4pc Ensuite bath 9'6" x 8'1"
Bedroom 11'8" x 8'4"	Primary Bedroom 10'7" x 13'5"
Bedroom 11'7" x 9'9"	4pc Bathroom 6'7" x 6'9"
Bedroom 9'3" x 11'10"	Foyer 7'11" x 12'1"
4pc Bathroom 8'6" x 11'9"	Living room 12'7" x 12'1"
2pc Bathroom 6'6" x 3'2"	Dining room 16'8" x 9'1"
Storage 8'8" x 8'1"	Mud room 6'5" x 6'2"
Office 8'10" x 10'7"	Kitchen 18'2" x 9'8"
Bedroom 8'11" x 10'7"	

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