



7241 46 Street Salmon Arm British Columbia

\$635,000

Beautifully updated and move-in ready, this 3-bedroom, 2-bathroom rancher offers one-level living with a bright, open floor plan and spacious living areas. The updated kitchen has lots of counter space for meal prep, plenty of cabinetry, a built-in pantry, newer fridge, mini-fridge and a dedicated coffee station. The kitchen and flooring were updated in 2022. The primary bedroom features a walk-in closet and ensuite with a walk-in shower and in-floor heat (redone in 2025). The main bathroom was updated in 2024 and includes stylish vanity and tub. A handy back-door mudroom includes the laundry area, plus a brand new furnace for years of efficient heating and cooling. Outside, the level, fully fenced and landscaped yard offers a large covered patio, natural gas BBQ hookup, garden boxes, irrigation and a shed with power. The double garage includes a built-in workbench, while the flat driveway provides lots of parking, plus there is a dedicated RV parking spot with a 30-amp plug-in. Located in beautiful Canoe, you're within walking distance of Shuswap Lake and Canoe Beach, Park Hill trails, ball fields, the school, corner store and Canooligans. A great home and property in a location that makes it easy to enjoy everything Canoe has to offer! (id:6769)

Bedroom 9'8" x 12'10"

Full bathroom Measurements not available

Full ensuite bathroom Measurements not available

Bedroom 10'5" x 12'9"

Primary Bedroom 13'10" x 12'10"

Dining room 8'9" x 12'9"

Living room 20' x 12'7"

Kitchen 14'10" x 12'9"

Listing Presented By:



Originally Listed by:
REMAX Shuswap

<http://dorismills.com/>



Royal

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