



## 741 37 Street Salmon Arm British Columbia

\$779,900

QUALITY CUSTOM-BUILT HOME with 4 beds & 3 baths on 0.16 acre, bordering a City "pocket-park" in the family-friendly Little Mountain neighbourhood. There is a lot to love about this well-maintained 2005 rancher with a daylight basement: easy walking distance to schools, college, recreation, trails, and close to shopping, farmers markets & amenities at both Uptown and Downtown Salmon Arm; natural light through-out the home making for a bright, welcoming ambience; the main floor open-concept spacious kitchen/dining/ living room; the large covered balcony off the dining room with a view of the park; the primary bedroom w/ 5pc ensuite (built-in soaker tub, large shower & 2 sinks); second bedroom; a flex room now used as an office (previously was a bedroom); and the convenient laundry room w/ sink. Downstairs you will find the 4th bedroom, 4 pc bath, sleeping area (c/b a 5th bedroom), and the finished open rec-room opening onto the lower patio & back yard. A perfect place for family and friends to gather to relax (pool table can be included!). You will never worry about storage with the unfinished full-size storage area under the double garage -loads of potential for a workshop, gym .... Many features that make this home stand out include: solid hardwood floors in living/dining & hall; geo-thermal heat; ICF construction for energy efficiency & comfort; 200 amp; Aug. 2024 HWT; plumbed for gas fireplace in rec-room; fenced back yard; underground irrigation. Book your viewing today! (id:6769)

Storage 9'1" x 13'2"

Storage 19'6" x 23'1"

Utility room 5'9" x 13'5"

3pc Bathroom 5'10" x 13'4"

Bedroom 12'8" x 12'9"

Recreation room 42'1" x 30'7"

Bedroom 10'3" x 11'7"

5pc Ensuite bath 9' x 13'4"

Primary Bedroom 12'11" x 13'4"

Laundry room 8'4" x 13'2"

4pc Bathroom 4'10" x 9'3"

Bedroom 9'1" x 13'

Kitchen 12' x 13'3"

Dining room 10'11" x 11'8"

Living room 17'10" x 12'5"

Listing Presented By:



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