



2850 7th Avenue 8 Salmon Arm British Columbia

\$779,000

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty

Welcome to #8-2850 7 Avenue NE, located in the desirable Sherwood Oaks 55+ community in beautiful Salmon Arm. Meticulously maintained and filled with natural light, this spacious home offers approximately 2,506 sq. ft. of comfortable, flexible living space. The 1,322 sq. ft. main floor features large windows, wide hallways and doorways, and a thoughtfully designed layout. The kitchen is equipped with a spacious island, quartz countertops, stainless steel appliances, a gas range and cabinetry freshly painted in 2022. Step directly from the kitchen onto the patio—the perfect setting for barbecuing, entertaining or relaxing outdoors. With three bedrooms and three bathrooms, there is plenty of room for everyday living and visiting family. The 1,184 sq. ft. basement provides even more versatility, including two additional flex rooms currently used as bedrooms. With its own separate entrance, the lower level also offers excellent potential for future suite development, subject to applicable approvals. A double garage and an additional parking space provide plenty of room for vehicles and guests. Offering exceptional space, accessibility and pride of ownership, this welcoming home is conveniently located near shopping, restaurants and scenic walking trails. (id:6769)



Royal

LePage

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Utility room 3'9" x 12'3"

Storage 11'3" x 3'11"

3pc Bathroom 7'3" x 8'3"

Other 13'10" x 11'3"

Other 13'9" x 13'10"

Bedroom 11'1" x 16'1"

Recreation room 11'7" x 20'9"

Laundry room 8'6" x 6'3"

4pc Bathroom 4'11" x 11'

Bedroom 12'11" x 9'1"

Full ensuite bathroom 10'11" x 4'11"

Other 7'11" x 5'11"

Primary Bedroom 12'4" x 18'4"

Dining room 14'9" x 8'3"

Kitchen 14'8" x 9'7"

Living room 15'8" x 12'6"

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