



# 1840 10 Street 9 Salmon Arm British Columbia

\$828,500

Seller Pays the GST! Quality-built and loaded with extras, this beautiful 4-bedroom, 2.5-bath home offers exceptional value and energy efficiency. From the spacious foyer, you'll immediately appreciate the attention to detail, including engineered hardwood flooring, ceramic tile, custom cabinetry, and quartz countertops throughout. The thoughtfully designed kitchen is a chef's dream, featuring a large island, walk-in pantry, and all appliances included. The bright open-concept living room boasts 9-foot ceilings, a cozy gas fireplace, and easy access to a covered deck—perfect for relaxing or entertaining. The walk-out basement offers a huge family room, providing plenty of additional living space for family or guests. An attached 21' x 21' double garage offers ample room for vehicles and storage. Built with ICF construction to the trusses, this home is approximately 80% more energy efficient than traditional wood-frame construction, helping reduce heating and cooling costs year-round. Outside, enjoy a fully landscaped yard, beautiful mountain views, and low bare land strata fees of just \$80/month, which include lawn care and road maintenance. Best of all, the seller will pay the GST, adding even more value! With no age restrictions and quality construction throughout, this is an exceptional opportunity you won't want to miss. (id:6769)

- Bedroom 11' x 12'4"
- Full bathroom 7'11" x 10'2"
- Family room 14'1" x 15'9"
- Bedroom 11'9" x 13'
- Other 11'6" x 15'9"
- Family room 15'3" x 18'8"
- Dining room 10'4" x 14'
- Foyer 5'7" x 8'6"
- Laundry room 6'7" x 6'2"
- 4pc Ensuite bath 7'11" x 14'2"
- Bedroom 7'11" x 11'11"
- Partial bathroom 5'3" x 4'11"
- Primary Bedroom 14'8" x 13'3"
- Living room 12'8" x 13'2"
- Kitchen 12'1" x 14'2"

Listing Presented By:



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REMAX Shuswap Realty

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