



## 4581 73 Avenue Salmon Arm British Columbia

\$509,900

Well maintained 3 bedroom, 2 bathroom home in Canoe, situated on a flat lot, close to schools, shopping and Canoe beach. The open plan kitchen has an island, great for that extra baking workspace, the dining and living areas are both a good size. The master bedroom has a large ensuite and walk in closet, there are two further bedrooms and a family bathroom. Outside you will find a large deck, perfect for entertaining and enjoying the Shuswap summers, in the yard you will find underground sprinklers, a fire pit area, and a sea can, great for your storage needs. Upgrades in recent years include, new gas range, hot water tank and furnace. Canoe is a wonderful community, there is a local boat launch and Canoe public beach, lots of trails, a local restaurant and a community post office within walking distance, perfect for families and retirees. Realtor deems all information to be correct yet does not guarantee this nor are we liable in any way for any mistakes, errors, or omissions. All measurements are approximate. Buyer to verify all information. (id:6769)

Laundry room 7'6" x 8'5"

Bedroom 9'5" x 12'10"

Bedroom 11'8" x 9'5"

4pc Ensuite bath 12'7" x 8'

Primary Bedroom 13'8" x 13'0"

4pc Bathroom 5'0" x 9'

Kitchen 9'1" x 12'10"

Dining room 13' x 8'6"

Living room 12'8" x 15'0"

Listing Presented By:



Originally Listed by:  
Homelife Salmon Arm Realty.Com



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