



## 1291 23 Avenue Salmon Arm British Columbia

SW Salmon Arm

**\$869,000**



This beautifully designed level-entry home with a full basement offers the perfect blend of space, style, and flexibility, all set in the sought-after "The Ridge" subdivision with lovely valley views. Featuring 4 bedrooms and 3 full bathrooms, there's room here for the whole family and more. The open-concept main floor with 9-foot ceilings enhance the sense of space and the kitchen offers abundant cabinetry, generous counter space, and a convenient eat-up bar. The living room is warm and welcoming, complete with a gas fireplace and custom built-ins cabinets flanking the fireplace. The spacious primary suite features a walk-in shower, relaxing soaker tub, and two closets. A versatile main floor flex room, originally designed as a dining room, can easily adapt to your needs as a home office, den, or even an extra bedroom. Downstairs, you'll find a huge rec room / family room with free standing gas fireplace, bedroom, bathroom, den, spacious laundry room, and huge storage areas. As well as the lower floor laundry, there are additional hookups upstairs for main floor laundry. Step outside to enjoy the huge covered deck, perfect for year-round enjoyment, overlooking a private, fenced backyard with a garden area and 8x10 shed. With a large flat driveway, ample parking, and a roomy double garage, this home truly checks all the boxes--all just minutes from amenities. A fantastic op...



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