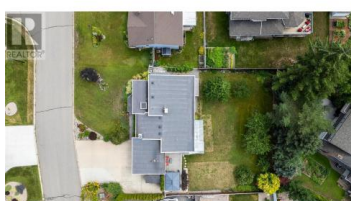


## 1330 50 Avenue Salmon Arm British Columbia

NE Salmon Arm

**\$974,900**



ONE OF A KIND... this architecturally designed home stands apart from the ordinary. Located in Raven subdivision, it offers breathtaking views of Shuswap Lake and Mt. Ida. The thoughtfully designed, modern kitchen features quartz countertops, convenient coffee bar, gas stove, and plenty of cupboard space and has easy access from the kitchen to your covered deck and private hot tub. Living room boasts vaulted ceilings and a gas fireplace, while the dining area comfortably accommodates larger gatherings. The primary bedroom includes a three-piece ensuite complete with a rain head shower, double sinks, and heated floors--adding a touch of spa-like comfort to your daily routine. Also on the main floor you'll find a second bedroom, laundry room, and access to the attached garage for added convenience. The fully finished basement is currently set up as a rental suite but can easily be converted back into additional living space for the family. It features two spacious bedrooms--each with built-in desks, making them ideal for kids, a den, a generous family room, a full bathroom/laundry, and a functional kitchen round out the remainder of the space. Whether you continue to generate rental income or reclaim the space for your own use, the possibilities are flexible and functional. The fully fenced 0.24-acre yard is perfect for kids and pets, with the added bonus of Raven Park, Coyo...



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