



## 1581 20 Street 19 Salmon Arm British Columbia

NE Salmon Arm

# \$859,000



Better than new! Fully landscaped, GST paid + custom window covering & electric shade on the balcony. Built in 2021, this custom-designed rancher offers level living, quality construction, thoughtful design & beautiful views. The kitchen is functional & inviting, featuring cabinetry to the ceiling with showcase lighting, quartz counters & a spacious pantry with barn-door entry, built-in shelving & dedicated stations for small appliances. The dining area accommodates a full gathering table with space for a hutch. Engineered hardwood runs throughout the main level with vinyl plank downstairs -- no carpet, allowing for clean, low-allergen living. Large windows bring in natural light while framing views that are also enjoyed from the deck. The main level features an open design with a comfy living room, primary bedroom with walk-in closet & double-vanity ensuite, plus a powder room & full laundry with cabinets & a sink. The lower level was finished during original construction, creating cohesive design & consistent finishes throughout & offers a bright family room with wet bar, separate entrance, covered patio, 2 additional bedrooms, full bathroom & a versatile bonus room. Custom window coverings, extra parking beside the home, xeriscaped and partially fenced (updated photos coming) complete the property. Discover why Salmon Arm attracts those who value community, hiking/biking...



**RE/MAX Kelowna**  
 100-1553 Harvey Avenue  
 Kelowna, BC,  
 Canada

### Paige Gregson

RE/MAX Vernon

Phone: (250) 308-2928

<http://www.paigegregson.com/>

