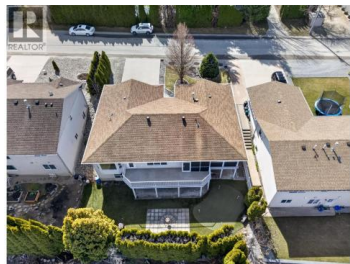




## 3181 8 Avenue Salmon Arm British Columbia

SE Salmon Arm

# \$749,900



This is the perfectly sized rancher w/ a full walkout basement buyers have been waiting for. Thoughtfully designed for both retirement living & growing families, this home offers the convenience of main floor living w/ space to expand when needed. The open concept main floor features a bright kitchen, dining, & living area w/ vaulted ceilings, beautiful flooring, & a bay window that fills the space w/ natural light. The primary suite includes a walk-in closet, full ensuite, & private access to the covered deck. 2 additional bedrooms & a full bathroom complete the main level, giving you everything you need on 1 floor. Downstairs, the walkout basement offers 2 more bedrooms & an expansive family room w/ direct access into the fully fenced backyard. Ideal for guests, hobbies, or multigenerational living. Enjoy retirement ease w/ your own backyard putting green & a screened-in upper deck designed for quiet mornings & warm summer evenings. The double attached garage provides everyday convenience & ample storage. Major updates have already been addressed, including the natural gas forced air heating system, air conditioning, & hot water tank. The valuable components are done. Located in a welcoming, family-oriented neighbourhood close to schools, playgrounds, & recreation facilities, this property offers flexibility for those looking to downsize w/o compromise or for families need...



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