



3251 5 Avenue Salmon Arm British Columbia

SE Salmon Arm

\$799,000



A truly special property in the desirable Little Mountain area. Set on a private, fully fenced 0.59-acre lot within walking distance of Shuswap Middle School and Little Mountain Park, this home borders the Field of Dreams and is surrounded by mature trees. The yard offers privacy and afternoon sun. Extensive updates include the 2023 kitchen, vinyl windows, a high-efficiency furnace, A/C, roofing in 2017, bathrooms and much of the flooring. The main level features a bright kitchen/dining area, living room with a WETT-certified wood-burning fireplace and full brick surround, great room with built-in cabinetry and covered-deck access, and main-floor laundry. Both bedrooms are spacious. The primary offers a bay-window seat, four-piece ensuite and ample closet space, while a second four-piece bath serves the main floor. Downstairs, a welcoming foyer leads to a bright family and TV room with built-in shelving and a second WETT-certified wood-burning fireplace. This level also includes a remodelled two-piece bathroom, home office, cold room, storage and a clean workshop that needs only flooring to become a third bedroom. The former in-ground pool has been decommissioned and the liner removed, offering an opportunity to landscape the area or explore a future pool installation. Irrigation and rooftop sprinklers provide added wildfire preparedness. An attached single garage, garden sh...



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