



## 1441 20 Avenue 4 Salmon Arm British Columbia

SE Salmon Arm

# \$849,900



Discover this beautifully maintained home in one of Salmon Arm's most desirable neighborhoods. Spacious 2,450 square foot two storey walk up design features an exceptional layout offering four bedrooms plus a den, perfect for a home office. Three well-appointed bathrooms ensure comfort and convenience for the entire household. Nine-foot ceilings create an open feel, while lots of bright natural light through energyefficient low E windows dressed with custom blinds. The large primary bedroom complete with a walk-in closet, a private ensuite bathroom, and direct access to the back patio. Radiant in-floor heating delivers consistent warmth, complemented by hot water on demand and a ductless split cooling system for year-round comfort. The kitchen showcases wooden cabinetry, quartz countertops, and stainless steel appliances. A large center island with an eating bar serves as the heart of this space -- perfect for entertaining. Adding incredible value, a beautiful above-ground legal one-bedroom suite features radiant heated floors, ductless cooling, a cozy fireplace, and matching nine-foot ceilings. Whether you envision rental income, multigenerational living, or a private guest retreat, this suite delivers versatility and style. Outside, a fully fenced yard provides privacy and security for children, pets, or peaceful outdoor living. The heated double garage offers year-round f...



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