



## 470 23 Street Salmon Arm British Columbia

NE Salmon Arm

# \$799,000



Quiet Corner Lot, True Main-Floor Living, and a Backyard Made for Real Life - Welcome to 470 23 Street NE, Salmon Arm. This 5-bedroom, 3-bathroom NE Salmon Arm rancher works harder than most, and it clearly shows. Set on a quiet, family friendly corner lot, with 2,923 finished sq. ft., it gives you main-floor living with three bedrooms, laundry, an open living/dining area, breakfast nook, and a super comfortable primary suite. The backyard is a standout - fully fenced and thoughtfully reworked to create more usable yard space and RV parking. The newer, beautiful back deck, gazebo and hot tub area creates the perfect outdoor setup families will actually use year round. Downstairs adds two more bedrooms, a fully renovated bathroom, a family room with a second fireplace, and an impressive handcrafted bar with live-edge countertops creates a true entertainment space perfect for big-game nights, movie marathons, and gathering with friends. The attached double garage is built for real life - with enough space for vehicles, tools, storage, and all the gear that comes with living in the Shuswap. The owners have already done the heavy lifting here: new 200-amp electrical panel, energy-efficient furnace (2022), new sump pump, and extensive yard improvements. Close to schools, recreation and everyday amenities, this is a polished, practical family home with real personality - inside...



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