



## 5480 Canoe Beach Drive Salmon Arm British Columbia

NE Salmon Arm

# \$669,000



Welcome to easy Shuswap living in the heart of Canoe. Built in 2016, this comfortable rancher offers the convenience of one-level living with no stairs, a level lot, and a bright, sun-filled setting. Featuring 3 bedrooms, this home provides ideal space for families, retirees, or those working from home. The thoughtful floor plan includes a spacious primary bedroom complete with a large ensuite bathroom, while in-floor hydronic heating ensures year-round comfort. The open living area flows seamlessly to a covered patio, creating the perfect space to relax, entertain, or enjoy warm summer evenings. The attached double garage provides ample parking and storage, while the property's location offers an exceptional lifestyle. Enjoy a quick 5-minute bike ride to the public beach, a short 6-minute walk to Canooligans Restaurant, and convenient access to North Canoe Elementary School just minutes away. Whether you're a young family looking for an affordable place to call home, seeking the ease of one-level living, planning for retirement, or simply wanting to embrace the relaxed Canoe lifestyle, this move-in-ready property offers exceptional value and comfort in a fantastic location. (id:6769)

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