



## 6960 50 Street Salmon Arm British Columbia

NE Salmon Arm

# \$949,000



ONE OF A KIND. This exceptional, fully renovated rancher with a full basement truly checks all the boxes. Situated on a private, fully fenced 0.79-acre lot, the home offers a 3-bedroom main residence plus a bright, legal 2-bedroom above-ground suite—ideal for extended family or rental income. The main home welcomes you with a spacious foyer featuring custom built-ins, a sizable living room with natural gas fireplace, and a thoughtfully designed kitchen complete with island, pantry, gas stove, quartz countertops, and neutral finishes. A professionally enclosed deck adds a versatile bonus space—ideal for a family room, playroom or home office. The primary bedroom features a 3-piece ensuite, walk-in closet and outdoor access, complemented by two additional bedrooms and a full bath with optional laundry hookups. The 868 sq ft legal suite offers an open-concept living and dining area, shaker-style kitchen, two bedrooms, a full bath, and a charming enclosed sunroom. Shared laundry is located in a large utility room. An impressive amount of parking and storage includes a 22' x 22' double garage with attached storage, 17' x 17' carport, and a 23 x 15 detached garage with additional storage. A rare offering combining space, flexibility, and thoughtful upgrades—this is a property you don't see every day. Walking distance to Canoe Beach, trails, elementary school, convenience store ...



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