



**7281 46 Street Salmon Arm British Columbia**

NE Salmon Arm

**\$739,000**



Tucked away on a quiet cul-de-sac just a short walk from Canoe Beach and William Baker Park, this bright and spacious 5-bedroom, 2-bathroom home offers flexibility, income potential, and modern comfort. Built in 2009 and freshly updated with new flooring, paint, and trim, the home features a well-designed layout ideal for families or investors alike. Being completely insulated with Roxul insulation, the house offers superior energy efficiency, fire and moisture resistance, as well as noise dampening. The upper level includes a self-contained 2-bedroom, 1-bathroom suite with a private entrance and its own laundry, perfect as a mortgage helper, short-term rental, or extended family space. Alternatively, the suite can be seamlessly reintegrated into the main house if desired. Enjoy abundant natural light throughout thanks to large windows and a warm, inviting interior. The fully fenced backyard offers a safe space for kids or pets, and the location provides easy access to parks, schools, and outdoor recreation. Whether you're looking for a move-in ready family home or a smart investment property, this one checks all the boxes. (id:6769)

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