



1021 17 Avenue Salmon Arm British Columbia

\$1,174,900

Welcome to this stunning, custom built, lake view rancher with walk out basement in Salmon Arm's desirable Byersview subdivision. Beautifully designed, this home perfectly captures sweeping, unobstructed lake and mountain views. The main level offers a bright, open-concept layout with large windows that draw the outside into every space. The kitchen is both functional and refined, featuring quartz countertops, gas range, wine fridge, and a dreamy yet practical walk-in pantry. From the dining room, step onto a private, heated covered deck—an ideal place to soak in sunsets & Northern lights. A floor-to-ceiling rock fireplace adds warmth and character to the living room. The primary bedroom with walk in closet and en suite is complete with dual sinks & an oversized dual walk-in shower. A second bedroom, full bath & laundry area complete the main floor. The lower level adds significant flexibility with a spacious rec room, bedroom, & full bathroom for the main home. The walk-out basement also contains a full legal suite with separate entrance, laundry, & soundproofing—ideal for rental income or extended family while maintaining privacy. External chair lift for accessibility. Additional features include a heated double garage with stage 2 EV charger, RV power, and rough-in for a pool. Outside, the property is thoughtfully landscaped with raised garden beds & fire pit area, maximizing privacy. A well-rounded opportunity offering lifestyle, views & income potential all in one. (id:6769)

- | | |
|-------------------------------|-------------------------------|
| Family room 10'8" x 16'10" | Laundry room 10'3" x 7'4" |
| Storage 8'2" x 11'3" | Kitchen 10'3" x 15'2" |
| Laundry room 7'7" x 4'10" | Dining room 10'4" x 15'2" |
| Recreation room 22'1" x 22'7" | Bedroom 11'9" x 15'2" |
| Utility room 6'3" x 11'1" | 5pc Ensuite bath 9'10" x 7'8" |
| Bedroom 14'4" x 13'7" | 4pc Bathroom 8'9" x 4'11" |

- | | |
|-----------------------------|--------------------------------|
| 4pc Bathroom 8' x 5'2" | Primary Bedroom 11'6" x 13'10" |
| Primary Bedroom 17' x 13'5" | Bedroom 7' x 10' |
| Pantry 10' x 11'5" | Dining room 10'4" x 15'2" |
| Living room 18'4" x 18'5" | |

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Listing Presented By:



Originally Listed by:
Royal LePage Access Real Estate



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100
Fax:
sbuck56@gmail.com