



# 1130 7th Avenue Salmon Arm British Columbia

\$799,900

FAMILY HOME WITH SUITE IN A DESIRABLE NEIGHBOURHOOD! Set on a private corner lot in a sought-after area, this inviting property is the kind of place where kids ride bikes after dinner and lifelong memories are made. The bright open-concept kitchen, living, and dining area is designed for gathering and connection. Warm hardwood floors, tile in key spaces, and soft carpet add comfort throughout. The spacious kitchen offers abundant cabinetry, a charming post-and-beam accent, and direct access to a side balcony with BBQ hookup - perfect for easy summer dinners and entertaining. The cozy living room is anchored by an electric fireplace, creating the perfect place to unwind at the end of the day. French doors off the dining area lead to a concrete balcony where you can enjoy peaceful views of Shuswap Lake while sipping morning coffee or watching the sunset. With 4 bedrooms & 2 bathrooms in the main home, there is room for growing families. The primary suite provides a relaxing retreat w/ a generous 5-piece ensuite & deep soaker tub. Downstairs, a lovely 1-bed, 1-bath Suite w/ separate laundry & own entrance offers excellent potential for extended family, guests, or valuable mortgage helper income. Outside, the partially fenced yard is ready for summer fun w/ an above-ground pool, gazebo, and space for kids & pets to play. Extra parking & a double attached garage provide plenty of room for vehicles, storage, & all the family toys. A warm & welcoming home in a location families love! (id:6769)

Listing Presented By:



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Royal

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Utility room 7'0" x 4'7"

Bedroom 12'0" x 12'5"

Foyer 11'7" x 9'6"

Bedroom 9'0" x 13'1"

Bedroom 9'11" x 9'6"

4pc Bathroom 10'7" x 4'10"

5pc Ensuite bath 11'0" x 7'11"

Dining room 11'8" x 15'1"

Living room 9'4" x 13'0"

Kitchen 16'0" x 11'6"

Other 5'3" x 5'11"

Full bathroom 7'5" x 6'9"

Bedroom 11'10" x 15'0"

Living room 9'1" x 13'0"

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Primary Bedroom 12'7" x 11'8"

Kitchen 12'0" x 14'1"