



# 1131 50 Avenue Salmon Arm British Columbia

\$889,000

Welcome to a truly special home--custom built by the original owners and now offered for sale for the first time! Set proudly on a sun-drenched, nearly quarter acre corner lot in the highly coveted Raven neighborhood, this property captures panoramic lake and mountain views from multiple vantage points, both upstairs & down. Thoughtfully designed and impeccably maintained, this spacious 4-bedroom, 3-bathroom home offers incredible flexibility for families at all stages. The bright lower level features a covered concrete patio area w/lake view, & a self-contained 2-bdrm suite w/ 2 entrances, lg mudroom, and a "wine cellar/pantry/laundry room"--perfect for extended family, guests, or a valuable mortgage helper. The main living space is warm and inviting, highlighted by a stunning vaulted wood octagonal ceiling, h/w flooring and a dramatic wall of windows that flood the home with natural light. The primary bdrm offers a walk-in closet, ensuite, and access to the front deck--an ideal spot to take in the view with your morning coffee. Outdoor living is just as impressive, with two decks, and established gardens featuring rose bushes, mature plantings, and unique apple tree with 5 varieties. Practical features include an oversized dble garage w/workspace, ample parking including RV or boat space, A/C, N/G fireplace, irrigation, CV, a new HW tank & full Poly B replacement (2026). Located just steps from scenic trails and parks - once you see it, you'll know it's the one. (id:6769)

- Mud room 13'11" x 11'8"
- 3pc Bathroom 9'6" x 8'4"
- Recreation room 39'2" x 15'9"
- Laundry room 14'3" x 10'3"
- Bedroom 13'11" x 13'9"
- Bedroom 12'10" x 9'10"
- Bedroom 13'5" x 10'2"
- 3pc Ensuite bath 7'2" x 6'2"
- 4pc Bathroom 10'4" x 8'1"
- Primary Bedroom 15'5" x 14'2"
- Dining room 14'1" x 12'
- Living room 26'8" x 17'11"

- Other 23'10" x 23'2"
- Laundry room 10'2" x 9'5"
- Foyer 12'6" x 10'6"
- Kitchen 13'10" x 12'4"
- Kitchen 13'11" x 13'10"

Listing Presented By:



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RE/MAX Shuswap Realty

<http://www.homeswithdeb.ca/>



Royal

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