



3820 20th Street 12 Salmon Arm British Columbia

\$1,249,900

NO GST, SHOWS LIKE NEW!! Located in the desirable and exclusive North Broadview area, offers a perfect blend of elegance, comfort, and everyday practicality, with meticulous attention to detail evident inside and out. The bright and inviting kitchen features quartz countertops, stainless steel appliances, and a gas range that will impress any home chef, while the seamless flow into the living and dining areas makes it ideal for entertaining, relaxing with family, and enjoying the views. The living room is enhanced by a tray ceiling, cozy gas fireplace, and large picture windows creating warmth throughout. The primary suite is a true retreat, complete with a spacious walk in closet, a second closet, and a luxurious ensuite bathroom featuring a soaker tub, walk in shower, and double vanity. Everyday convenience is built into the design with a large main floor laundry room and a mudroom located directly off the garage. The main home is complete with 3 other bedrooms. Outside, a covered deck offers breathtaking views of Shuswap Lake and Mt. Ida, with a gas BBQ hookup making summer dining effortless. The backyard is fully fenced, with lush landscaping, and underground irrigation, creating a true retreat right at home. A legal, vacant one bedroom suite with its own entrance and laundry provides excellent flexibility, whether for extended family, guests, or as a rental income opportunity, the suite has been finished with the same quality and standards as the main home. This home contains an extensive list of thoughtful upgrades. Additional highlights include an oversized double garage for vehicles, tools, and gear, a flat driveway with extra paved parking that easily accommodates guests, trailers, or RVs. Nestled in the peaceful North Broadview neighbourhood, this home combines a quiet, private setting on a no thru street, with the convenience of being just minutes from a...

Listing Presented By:



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Royal

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Utility room 5'11" x 8'8"

Foyer 5'7" x 8'3"

Recreation room 21'2" x 23'8"

Dining room 11'5" x 11'1"

Bedroom 11'1" x 14'11"

Bedroom 10' x 12'8"

4pc Bathroom 7'0" x 8'4"

Bedroom 11'5" x 11'1"

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Other 34'1" x 23'	5pc Ensuite bath 13'3" x 12'
Primary Bedroom 14' x 12'	4pc Bathroom 6' x 8'11"
Mud room 10' x 8'	Kitchen 13'2" x 6'6"
Living room 20'5" x 15'	Dining room 13'2" x 6'9"
Laundry room 6'6" x 8'11"	Bedroom 13'5" x 11'
Kitchen 13'5" x 9'6"	