



1251 12 Avenue Salmon Arm British Columbia

\$749,000

Offered to the market for the first time since 1967, this Hillcrest area home has been carefully maintained and thoughtfully updated by the same family for nearly six decades. Set on a half-acre property with sweeping views of Shuswap Lake, the home features painted cedar siding, a carport, sun deck overlooking the yard and beautiful, mature landscaping with a garden shed and wood storage area. Inside, the open concept main floor offers three bedrooms, a full bathroom with heated flooring, a bright kitchen also with heated floors, and a welcoming living space with a wood fireplace. The lower level includes a one-bedroom suite with a gas fireplace with shared laundry and internal access—ideal as an in-law suite or mortgage helper. Downstairs also features a spacious storage room, workshop area and cold storage room. This home is 10 years into its 35 year roof, 10 year old furnace, 4 year old hot water tank, and numerous modern touches that complement the home's original character, making it move-in ready without lifting a finger. The generous sized corner lot provides subdivision potential or space for a future shop. This property also places you within walking distance to Hillcrest Elementary School and close to downtown amenities. A rare opportunity to own a well cared for home in one of Salmon Arm's most desirable neighbourhoods. (id:6769)

Workshop 22'2" x 12'7"

Utility room 2'11" x 6'9"

Storage 7'7" x 4'6"

Storage 10'7" x 14'1"

Laundry room 6'9" x 7'1"

Family room 29' x 13'

Bedroom 10'6" x 14'2"

Partial bathroom 6'2" x 8'2"

Primary Bedroom 10'11" x 13'4"

Living room 19'5" x 13'4"

Kitchen 10'4" x 13'2"

Foyer 5'7" x 11'5"

Dining room 10'8" x 13'3"

Bedroom 11' x 14'8"

Bedroom 11' x 14'8"

4pc Bathroom 7'6" x 7'1"

Kitchen 13'2" x 12'7"

Listing Presented By:



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