



# 1260 23 Street Salmon Arm British Columbia

\$887,000

THE PERFECT PACKAGE - Beautiful well built home in the sought-after Hillcrest area, just steps to the elementary school. The bright, open-concept main floor features a modern kitchen with island, adjoining dining area, and access to a covered deck overlooking a flat, family-friendly backyard. The spacious living room offers an electric fireplace and a west-facing deck. The main level includes a primary bedroom with walk-in closet and ensuite with double sinks, plus two additional bedrooms, a full bath, and laundry. The foyer provides access to a den and double garage. A completely separate legal 2-bedroom suite includes its own private entrance, laundry, and patio, perfect for extended family or as a mortgage helper. Situated on a 0.21 acre fenced lot, the property offers driveway access to the backyard, ideal for building the shop you've always wanted. Extras include U/G Sprinklers and ICF construction. (id:6769)

Den 11'10" x 9'10"

Laundry room 7' x 4'9"

4pc Bathroom 7'2" x 6'10"

Bedroom 11'8" x 9'6"

Bedroom 12'11" x 9'4"

4pc Ensuite bath 8'4" x 6'0"

Primary Bedroom 13'11" x 12'0"

Kitchen 13' x 10'2"

Dining room 11'7" x 7'6"

Living room 16'8" x 14'3"

Other 4' x 3'4"

Full bathroom 8'5" x 4'11"

Primary Bedroom 11'10" x 9'9"

Bedroom 9'4" x 9'1"

Living room 16' x 10'

Kitchen 16' x 11'

Listing Presented By:



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REMAX Shuswap Realty

<http://www.rochelledale.com/>



Royal

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