



## 1321 10 Avenue Salmon Arm British Columbia

\$920,000

Stylish, Extensively Renovated Character Home on Nearly 1 Acre with Lake & Mountain Views. This extensively upgraded home offers the perfect blend of historic charm and modern comfort, all on a spacious 0.94-acre lot in central Salmon Arm. The home was purchased in 1959 by Dr. A.R. Williams and has remained in the same family ever since. Over \$240,000 in recent upgrades include a fully finished basement with 3 bright bedrooms each with private walk-out access updated plumbing, 220V electrical, windows, doors, and a dedicated laundry room. Comfort features include a UV furnace, new A/C, oversized hot water tank, custom-built fireplace, heated bathroom floors, and a mobility-friendly elevator. The main-floor dining room could easily serve as an additional bedroom. Outdoor spaces are ideal for entertaining or relaxing, with lake and mountain views, a landscaped patio, and room for RVs, boats, or work vehicles. The detached shop offers extra storage or workspace. Ideally located just minutes from downtown, the hospital, schools, and Shuswap Lake, this one-of-a-kind home is full of history, heart, and opportunity. (id:6769)

Utility room 5'6" x 8'11"

Primary Bedroom 13'5" x 14'7"

Laundry room 13'7" x 17'7"

Other 7' x ' "

Bedroom 13'2" x 13'5"

Bedroom 11'7" x 12'3"

3pc Bathroom 7'3" x 8'8"

Other 5'10" x 3'5"

Sunroom 9'8" x 21'9"

Living room 15'7" x 23'6"

Kitchen 13'5" x 18'6"

Foyer 6'11" x 7'8"

Dining room 13'3" x 13'3"

4pc Bathroom 5'7" x 8'8"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty

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Royal

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