



# 1880 2 Avenue Salmon Arm British Columbia

\$779,000

Welcome to your new home! Nestled in a serene neighbourhood, this inviting residence offers the perfect blend of comfort and convenience and a lake view! Spacious layout featuring a primary bedroom with a 3-piece en-suite and walk-in closet, plus two additional bedrooms and a 4-piece bathroom with laundry room on the main floor. The kitchen features custom oak cupboards, new flooring and appliances including fridge, electric range, and dishwasher. The sunken living room boasts a brick gas fireplace with oak mantle, built-in shelving, and oak flooring. The large bay window provides a lake view while flooding the room with natural light. The dining room, overlooking the living room, features oak flooring and boasts glass doors that open onto the patio. From there you can step into your backyard retreat with covered deck and hookups for a hot tub, perfect for year-round relaxing. Enjoy the beauty of nature right at your doorstep, with plenty of space for gardening enthusiasts, complete with flower beds, fruit trees, berry bushes, and garden area. Two sheds provide additional storage and workspace. The partially finished basement features new flooring, gas fireplace for added comfort, and a large storage area and could easily be suited into a 2 bedroom mortgage helper. This home offers a comfortable layout with a backyard oasis, large double garage and parking for 4 more vehicles plus your RV! Don't miss out on this opportunity! (id:6769)

- Storage 42'0" x 12'0"
- Recreation room 53'0" x 14'0"
- 3pc Bathroom 8'0" x 9'0"
- Bedroom 11'10" x 13'5"
- Mud room 4'0" x 12'0"
- Other 23'0" x 26'0"
- 4pc Bathroom 8'0" x 7'6"
- 3pc Ensuite bath 6'0" x 6'0"
- Bedroom 12'8" x 10'0"
- Bedroom 11'0" x 9'0"
- Primary Bedroom 13'0" x 14'0"
- Kitchen 10'5" x 11'10"

- Other 6'0" x 7'0"
- Dining room 12'5" x 13'5"
- Living room 19'7" x 15'7"
- Foyer 8'0" x 7'0"

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