



## 2110 6 Avenue Salmon Arm British Columbia

\$759,000

Beautiful Home with 1 or 2 Bedroom Suite! This 2015 custom-built grade-level entry home combines quality finishes, a versatile suite, and a prime uptown Salmon Arm location across from the Rotary Trail and within walking distance of Rogers Arena. Offering over 1,426 sq. ft. on the main, the open-concept layout features oversized windows, high ceilings, quality laminate floors, a cozy gas fireplace and mountain views. The comfortable kitchen boasts quartz countertops, a glass/tile backsplash, stainless steel appliances, a walk-in pantry, and a large island with eating bar. The dining area easily accommodates a full-size table and opens onto a covered deck overlooking the private, fenced backyard. The primary suite includes a walk-in closet with built-ins and a full ensuite. Two additional generous sized bedrooms, a main bath, and a convenient hall laundry closet with front loaders complete the main floor. Downstairs, a bright open foyer connects to the flex room (currently part of the suite). The suite itself has its own entrance and own laundry. Additional features include a double garage, high-efficiency furnace, landscaped front yard. Close to schools, Okanagan College, Rogers, the Community Centre, curling rink, Askews Uptown, and quick highway access--this is an excellent family home with mortgage-helper potential! Main home and suite are currently rented so please allow time for showing requests. (id:6769)

Laundry room 5'7" x 7'7"

Laundry room 5'2" x 5'0"

4pc Bathroom 8'4" x 7'1"

Bedroom 11'0" x 11'0"

Bedroom 13'8" x 10'0"

Dining room 12'5" x 11'6"

4pc Ensuite bath 10'5" x 5'3"

Primary Bedroom 16'0" x 13'0"

Living room 20'6" x 15'0"

Kitchen 15'10" x 14'0"

Full bathroom 8' x 5'4"

Bedroom 11'7" x 11'7"

Living room 21'8" x 11'6"

Kitchen 12'0" x 8'0"

Other 12'0" x 12'0"

Listing Presented By:



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RE/MAX Shuswap Realty

<http://www.homeswithdeb.ca/>



Royal

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