



## 2131 21 Street Salmon Arm British Columbia

\$899,900

Nestled in one of NE Salmon Arm's most desirable and family friendly neighborhood's, this home offers an exceptional blend of space, comfort, and lifestyle appeal. With 2,679 sq. ft. of finished living area, this well cared for 5 bed, 3 bath home has been updated over the years while still allowing flexibility for a future owner to add their own personal touches. From its bright, open concept main floor to its fully finished lower level with separate access, every part of this home has been thoughtfully designed with functionality and everyday living in mind. The property also features extensive parking, including a large driveway and an attached garage, ideal for families, guests, or those needing room for vehicles. Paired with a private backyard retreat complete with an inground pool and thoughtfully designed outdoor living space, this home provides the perfect balance of relaxation, entertainment, and practicality. Inside, the main level offers a spacious kitchen that opens into a bright living area enhanced by skylights and a charming bay window, bringing warmth and natural light into the heart of the home. The primary bedroom includes its own ensuite and direct access to the backyard, allowing you to step straight into your outdoor oasis. 2 additional beds and a full bath complete the main floor, providing an ideal layout for families. Downstairs, the fully finished basement offers excellent potential or comfortable accommodations for extended family. With separate access, 2 large bedrooms, a full bathroom, a generous family room with a cozy gas fireplace, a canning room, and ample storage, the lower level adds versatile living space that can adapt to a variety of needs. Additional features include central A/C, a built-in vacuum, and numerous convenient updates that enhance both comfort & efficiency. Located just min's from schools, shopping, parks, and amenit...

Utility room 3'9" x 7'8"

Storage 10' x 7'

Storage 5'3" x 10'

Storage 12'6" x 7'11"

Recreation room 12'3" x 10'6"

Laundry room 12'3" x 7'11"

Primary Bedroom 12'1" x 14'10"

Living room 17' x 20'10"

Kitchen 12'3" x 13'4"

Other 23'4" x 21'7"

Dining room 12'3" x 10'6"

Bedroom 13' x 10'10"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty

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



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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Bedroom	11'3" x 10'6"	Bedroom	13' x 11'
Bedroom	11'3" x 10'6"	4pc Bathroom	4'11" x 8'
4pc Bathroom	12'5" x 7'	3pc Ensuite bath	6'9" x 7'9"
Sunroom	11'7" x 16'11"		