



# 2460 23 Street Salmon Arm British Columbia

\$729,900

Set on a private 0.50-acre lot, this home offers space and lake views in an exceptional location. Surrounded by mature landscaping, the property provides a peaceful setting while remaining within walking distance of schools, trails, and amenities. The traditional two-story design features all four bedrooms upstairs, creating an ideal layout for families. On the main level, living areas are filled with natural light, including a bright living room where large windows frame the lake view and a cozy gas fireplace creates a warm and inviting atmosphere. The spacious kitchen offers plenty of cabinetry and workspace, while the adjoining dining area provides easy access to the backyard deck, making indoor-outdoor entertaining effortless. A dedicated main-floor office/den is great for working from home, hobbies, or additional living space. The private backyard is a true highlight, offering ample room to relax, garden, or entertain while enjoying the peaceful surroundings. The fruit trees and grape vines enhance the property's charm. Numerous updates have been completed over the years, including modern windows, a high-efficiency furnace and AC (2016), gas fireplace (2016) & hot water tank (2011). The double garage, constructed in 2021, provides secure parking, storage and workshop potential. Combining lake views, privacy and a sought-after location, this property presents an opportunity to enjoy space with the convenience of being close to schools, recreation, and amenities. (id:6769)

Listing Presented By:



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REMAX Shuswap Realty

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Royal

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Full bathroom Measurements not available

Office 10'1" x 11'5"

Den 8'5" x 12'5"

Partial bathroom Measurements not available

Bedroom 10'2" x 13'6"

Dining room 11'4" x 11'4"

Bedroom 9'5" x 13'6"

Living room 17'7" x 13'7"

Bedroom 13'8" x 9'

Kitchen 18'4" x 13'6"

Primary Bedroom 11'8" x 13'6"

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