



## 2501 4 Avenue Salmon Arm British Columbia

\$1,045,000

Lakeview Home in a Desirable Location! This beautifully updated 4 bed/2.5 bath home with a triple garage on .28 acres showcases stunning views, immaculate landscaping, and high-end craftsmanship throughout. The main floor boasts an open-concept design that captures the surrounding natural beauty. A spacious kitchen with new refrigerator and gas stove flows into the dining area with French doors opening to a covered deck. The living room features a cozy gas fireplace, while the luxurious 5-piece spa bathroom offers double sinks, a freestanding soaker tub, heated towel rack, and walk-in shower. The primary suite enjoys gorgeous views, and a versatile second bedroom doubles as an office. A custom-designed half bath and 3 car garage completes the main level. The lower level has been extensively renovated, showcasing two additional bedrooms, a large laundry room with new washer & dryer, utility/storage room, a brand-new custom kitchen (2023) perfect for family or guests, a bright rec room with freestanding gas fireplace and level entry access to the covered patio. Outdoors, the professionally maintained landscaping provides privacy and function, complete with fenced backyard with fruit trees, gardens, an 8x10 shed, and underground irrigation. Upgrades include: New roof (2022), Custom lower kitchen (2023), New bathrooms (2023), New furnace & hot water tank (2023), PEX plumbing (2023), Vinyl plank flooring (2023), Pot lights & fixtures (2023). This home is in a very desirable area and renovations were thoughtfully designed and crafted by one of Shuswap's top millworks, blending style, comfort, and quality in every detail. (id:6769)

Family room 16'1" x 18'9"	Dining room 12'10" x 18'8"
Kitchen 10'11" x 14'6"	4pc Bathroom 5'2" x 7'8"
4pc Bathroom 5'6" x 14'	5pc Bathroom 5'1" x 10'7"
Storage ' x '	Other 35' x 25'

Utility room 12'8" x 9'10"	Bedroom 11'1" x 11'8"
Laundry room 10'5" x 19'0"	Primary Bedroom 12'10" x 20'8"

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Listing Presented By:



Originally Listed by:  
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