



2740 25th Avenue Salmon Arm British Columbia

\$779,000

Charming Rancher on an established mature lot with a Legal Suite. This 3-bed home has been well cared for over the years with many key updates in place. A standout feature is the recently installed Mi-Tec Kitchen, showcasing stunning heated porcelain tile flooring, stainless steel appliances including a gas stove, and ample cupboard space, and a picture window that shows off iconic Mt Ida views, all of this is ideal for the culinary family Chef. The living room boasts new flooring and fresh paint, seamlessly tying the space together. The 3 bedroom as located on the main level - primary has a 2 piece ensuite and the additional rooms are of a generous size - main bathroom was also updated in the last few years. Downstairs you will find a rec room, laundry facilities and storage. The fully contained legal 1 bed suite also has laundry and a separate entrance however there is access from inside should you ever choose to use for yourself. Outside you will be impressed by the mature landscaping and space, perfect for relaxation and play - the new deck is a great space to chill and take in the views while the kids busy themselves in the awesome yard complete with Tree Fort. There is RV parking with a plug in as well. Quiet neighborhood that is close to it all - shopping - schools - Canoe Beach - overall easy access (id:6769)

Dining nook 6'9" x 4'

Utility room 9'9" x 6'7"

Family room 16'0" x 13'3"

Other 23'4" x 12'4"

4pc Bathroom 8'0" x 8'0"

Bedroom 12'3" x 9'6"

Bedroom 11'2" x 9'0"

2pc Ensuite bath 8'0" x 3'6"

Primary Bedroom 13'8" x 11'8"

Dining room 10'7" x 9'10"

Kitchen 7'10" x 7'1"

Living room 12'10" x 18'2"

Other 9'7" x 6'9"

Living room 17'4" x 9'4"

Kitchen 9'8" x 15'5"

Bedroom 14'7" x 10'

Full bathroom 7'0" x 5'9"

Listing Presented By:



Originally Listed by:

RE/MAX Shuswap Realty

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



Royal

LePage Kelowna

#1-1890 Cooper Road, Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.