



## 2861 5 Avenue Salmon Arm British Columbia

\$745,000

This tastefully updated family home sits on a rare 0.42-acre lot (75' x 190') backing onto Shuswap Middle School with direct access to bike trails. The spacious, park-like backyard offers privacy, room to play, garden, or unwind—perfect for young families. Upstairs features two bedrooms plus a den (used as a third bedroom), while the bright lower level offers a self-contained suite with one bedroom and a den, private entrance, and separate laundry—ideal for extended family or rental income. Stylish, functional updates throughout the home add comfort and modern charm. Double carport, loads of storage, and located just one block from Field of Dreams park and close to schools. Quiet street, walkable location, and room to grow—this one checks all the boxes. (id:6769)

4pc Bathroom 8'0" x 14'0"

Bedroom 14'11" x 8'1"

Den 14'11" x 8'1"

Kitchen 13'8" x 8'0"

Recreation room 17'0" x 14'6"

4pc Bathroom 16'11" x 8'7"

Den 10'1" x 10'0"

Bedroom 12'0" x 11'4"

Primary Bedroom 12'4" x 11'8"

Kitchen 12'11" x 10'1"

Living room 16'1" x 14'7"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Ltd.



Royal

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