



# 2962 McTavish Road Salmon Arm British Columbia

\$874,900

Wonderful 4 bed 2 bath RANCHER with a basement nestled on 1.37 private acres ...The main level features a bright open floor plan with an updated kitchen, lovely vinyl plank flooring, and loads of natural light. The dining area opens onto your new cedar deck (2024) extending your living space for convenient indoor/outdoor living. Primary bedroom easily fits a king sized bed and boasts a huge walk-in closet(15x6) with a beautiful barn door. Beautifully renovated main floor bath with large walk in shower, separate tub and heated tile floors. Two more good sized bedrooms bedrooms on the main floor make it an ideal layout for a family. A fourth downstairs bedroom, bathroom, hobby room and a large family room complete the package providing the perfect space for guests or teenagers? Enjoy time with friends and family in your private fenced backyard with multiple seating areas, fire pit area, horse shelter and plenty of room for kids and pets. Located near a Riding Arena and the Kelly Mountain Forest Service Recreation Area, this home is an Outdoor Enthusiast's dream. Oversized garage with workshop area provides plenty of room to park you car, store your ATVs, Dirt Bikes, Snowmobiles, Paddle boards and everything you need to enjoy the Okanagan Lifestyle. Call today to book a private showing of this wonderful property! (id:6769)

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|-----------------------------|-------------------------------|
| Utility room 5'8" x 8'11"   | Family room 12'8" x 20'       |
| Storage 7'7" x 10'11"       | Bedroom 8'11" x 10'11"        |
| Utility room 5'1" x 5'11"   | Bedroom 12'6" x 9'8"          |
| Storage 3'5" x 2'10"        | 4pc Bathroom 11'4" x 7'7"     |
| Laundry room 12'10" x 14'6" | Primary Bedroom 11'4" x 13'2" |
| Office 8'7" x 14'1"         | Living room 11'9" x 18'11"    |
| 3pc Bathroom 7'4" x 4'11"   | Dining room 11'2" x 7'6"      |
| Bedroom 12'10" x 13'16"     | Kitchen 11'2" x 11'5"         |

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon



Royal

**LePage Kelowna**

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