



## 3251 5 Avenue Salmon Arm British Columbia

\$799,000

A truly special property in the desirable Little Mountain area. Set on a private, fully fenced 0.59-acre lot within walking distance of Shuswap Middle School and Little Mountain Park, this home borders the Field of Dreams and is surrounded by mature trees. The yard offers privacy and afternoon sun. Extensive updates include the 2023 kitchen, vinyl windows, a high-efficiency furnace, A/C, roofing in 2017, bathrooms and much of the flooring. The main level features a bright kitchen/dining area, living room with a WETT-certified wood-burning fireplace and full brick surround, great room with built-in cabinetry and covered-deck access, and main-floor laundry. Both bedrooms are spacious. The primary offers a bay-window seat, four-piece ensuite and ample closet space, while a second four-piece bath serves the main floor. Downstairs, a welcoming foyer leads to a bright family and TV room with built-in shelving and a second WETT-certified wood-burning fireplace. This level also includes a remodelled two-piece bathroom, home office, cold room, storage and a clean workshop that needs only flooring to become a third bedroom. The former in-ground pool has been decommissioned and the liner removed, offering an opportunity to landscape the area or explore a future pool installation. Irrigation and rooftop sprinklers provide added wildfire preparedness. An attached single garage, garden shed and abundant storage complete this well-cared-for, private in-town property. (id:6769)

Utility room 10'2" x 18'1"

Workshop 22'9" x 14'11"

Storage 4'10" x 12'7"

Office 17'9" x 11'1"

Foyer 11'3" x 12'9"

Family room 13'9" x 18'1"

2pc Bathroom 6'11" x 5'1"

Storage 3'6" x 6'0"

Laundry room 8'10" x 10'0"

Dining room 9'3" x 8'4"

Bedroom 11'6" x 21'7"

Great room 20'6" x 13'0"

4pc Bathroom 8'3" x 7'3"

Living room 14'5" x 18'4"

4pc Ensuite bath 8'3" x 10'6"

Primary Bedroom 17'9" x 15'6"

Kitchen 11'7" x 10'5"

Listing Presented By:



Originally Listed by:

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Royal

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