



3271 10 Avenue Salmon Arm British Columbia

\$799,000

SPACIOUS FAMILY RANCHER offering a versatile layout with a large, completely renovated 3-bedroom, 2-bathroom basement suite that is currently tenanted, a fenced private yard, and plenty of parking. The main floor features 3 bedrooms, 2 bathrooms, a large kitchen with island, and a dining area with access to the covered deck and stairs leading to the backyard. The living room offers a cozy gas fireplace, while a convenient laundry/mud room provides easy access to the double garage. The garage includes a workshop, built-in cabinetry, and a finished room ideal for a gym, home office, or additional storage. The walkout basement features a completely renovated 3-bedroom, 2-bathroom suite, currently tenanted, offering a spacious kitchen, comfortable living area, two full bathrooms, and its own separate entrance and covered patio. This well-appointed suite provides excellent flexibility for extended family or rental income. Outside, enjoy the fully fenced private yard, multiple outdoor spaces, and ample parking. A spacious 27' x 24' storage area beneath the double garage, with separate access from the backyard, provides excellent additional storage. A fantastic opportunity for families seeking a spacious home with a fully renovated, self-contained 3-bedroom, 2-bathroom basement suite with an established tenant, offering valuable rental income and additional flexibility. Regarding picture of the kitchen that shows stove. Seller is Vietnamese and culture uses propane for cooking and has covered the stove for protection. (id:6769)

Listing Presented By:



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Homelife Salmon Arm Realty.Com

<http://www.mycbproperties.com/>



Royal

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Other 38'8" x 6'6"

Other 24'5" x 27'2"

Full bathroom 10'3" x 5'2"

Full bathroom 8'6" x 8'7"

Bedroom 11'9" x 15'2"

Bedroom 12'2" x 14'4"

Bedroom 12'2" x 11'1"

Great room 18' x 11'1"

Laundry room 4'8" x 8'9"

Dining room 14'3" x 10'3"

Kitchen 14'3" x 9'8"

Other 35' x 6'2"

Other 20'1" x 27'3"

Storage 14'9" x 9'1"

Bedroom 12'4" x 14'11"

Bedroom 9'3" x 9'10"

Full bathroom 6'8" x 11'1"

SpC Ensuite bath 11'6" x 5'1"

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Family room 18'2" x 15'11"