



331 17 Street Salmon Arm British Columbia

\$699,900

Look no further! This beautifully maintained rancher with walkout basement features 5 bedrooms, 3 full bathrooms, and a versatile floor plan that offers space and flexibility for the whole family. The main floor showcases a thoughtfully designed kitchen with a French door leading to a large covered deck, perfect for enjoying your morning coffee or entertaining guests. The open-concept dining and living room area is warm and inviting, highlighted by a cozy gas fireplace. Upstairs offers 3 bedrooms, with one currently being used as a study. The walkout lower level provides excellent potential for an in-law suite, featuring 2 additional bedrooms, a large rec room, a full bathroom, and a laundry area that could easily be converted into a summer kitchen. Patio doors from the rec room and a separate entrance from the laundry area lead to a covered deck overlooking beautiful mountain views and designated city parkland. This well-cared-for home offers peace of mind with a new roof installed in 2023, a newer furnace, and significant exterior improvements completed in 2025, including a new retaining wall, backyard steps, and attractive rock landscaping. Thoughtfully landscaped front and back yards are a delight, offering inviting outdoor spaces to relax, entertain, and enjoy throughout the seasons or enjoy the city trail system located just a few doors down! There is also ample additional parking, including plenty of room for your RV and recreational vehicles. Located in a great neighbourhood close to walking trails and amenities, this home offers comfort, functionality, and room to grow...This property has it all! (id:6769)

Listing Presented By:



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Royal

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Storage 10'0" x 8'11"

Bedroom 14'0" x 8'0"

3pc Bathroom 5'6" x 10'6"

Bedroom 9'5" x 17'3"

Family room 25'9" x 27'1"

Laundry room 8'0" x 7'0"

Dining room 13'5" x 11'7"

4pc Bathroom 7'11" x 6'9"

Kitchen 18'2" x 9'3"

Bedroom 12'2" x 8'9"

Bedroom 9'2" x 12'

4pc Ensuite bath 7'11" x 5'7"

Primary Bedroom 12'6" x 12'8"

Living room 15'5" x 17'11"

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