



# 4221 69 Avenue Salmon Arm British Columbia

\$925,000

Brand new and ready for occupancy, this stunning 2,765 sqft rancher with walkout basement offers the perfect blend of luxury and functionality in one of Salmon Arm's most desirable locations. Featuring 5 bedrooms and 4 full bathrooms, including a self-contained 2-bed 1-bath suite, this home is ideal for families, multigenerational living, or generating rental income. The bright open-concept main floor showcases impressive 10' ceilings, 8' interior doors, beautiful laminate flooring, and a spacious living room anchored by a natural gas fireplace. The kitchen is finished with quartz countertops and full height cabinetry and seamlessly connects to the dining area that lead to a covered deck overlooking the private backyard and Park Hill trail systems. The primary suite features a stunning 5-piece ensuite complete with a soaker tub, walk-in shower, and double vanity. Tiled bathroom floors throughout add to the home's upscale appeal. Additional highlights include high-efficiency forced air heating, a heat pump for year-round comfort, natural gas hot water tank, fully landscaped grounds with underground irrigation, alarm/security system installation with rough-ins for future cameras and monitoring, and a \$7,500 appliance credit. Backing directly onto the Park Hill trail network and located just one minute from Canoe Beach, this exceptional new home offers the perfect combination of outdoor recreation, privacy, and convenience. Covered by new home warranty for added peace of mind.

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Recreation room 17'0" x 15'4"

Bedroom 12'0" x 13'3"

Full bathroom 7'10" x 5'

Utility room 7'9" x 4'6"

Bedroom 12'1" x 10'0"

Full bathroom 8'3" x 4'11"

Full ensuite bathroom 9'0" x 9'11"

Primary Bedroom

Living room 17'5" x 15'10"

Kitchen 12'0" x 15'10"

Dining room 12'0" x 8'1"

Full bathroom 4'11" x 7'10"

Bedroom 11'7" x 11'7"

Bedroom 11'4" x 9'5"

Kitchen 11'10" x 9'2"

Living room 12'0" x 11'8"

Listing Presented By:



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