



450 17 Street Salmon Arm British Columbia

\$749,000

CHARMING FAMILY HOME WITH MOUNTAIN VIEWS! Welcome to your new home in the heart of Salmon Arm! This beautiful 4-bedroom, 3-bathroom home offers a spacious layout, stunning mountain views, & an abundance of natural light, making it the perfect blend of comfort & style. The living room is a cozy retreat, featuring a gas fireplace, vaulted ceiling, & direct access to the deck, where you can unwind while taking in the breathtaking scenery. Enjoy your morning coffee or a peaceful evening w/ a glass of wine, while soaking in the views right from your own home. Need a dedicated space to work or study? The home office provides a quiet & productive environment, perfect for remote work or personal projects. The spacious rec room offers plenty of room for family gatherings or entertainment, w/ ample storage to keep things organized and tidy. The kitchen features new black stainless steel appliances & a lovely breakfast nook featuring a coffee bar and built-in shelving for added charm. With four lovely bedrooms & three well-appointed bathrooms, this home provides the perfect balance of functionality & relaxation. Plenty of space in the large garage. Set on 0.3 acres, the backyard features a concrete patio & garden boxes. Ideally located in a quiet, family-friendly neighborhood, just steps from scenic walking trails, making it a nature lover's paradise! Features: New Roof (2014); High-Efficiency Furnace (2020); AC Condenser (2024); New Kitchen Appliances (2021); PEX Plumbing (Feb 2025). (id:6769)

Foyer 7'2" x 9'5"

Other 22'10" x 20'11"

Laundry room 8'11" x 7'6"

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

Office 8'11" x 10'4"

Recreation room 30'1" x 12'7"

Bedroom 8'5" x 12'7"

4pc Bathroom 8'5" x 12'7"

Bedroom 12'7" x 10'8"

Bedroom 10'11" x 11'6"

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

Primary Bedroom 15'4" x 12'2"

Living room 16'7" x 13'6"

Dining room 12'11" x 14'8"

Dining nook 10'3" x 11'4"

Kitchen 10'8" x 9'4"

Listing Presented By:



Originally Listed by:
Real Broker B.C. Ltd

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Royal

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