



4590 71 Avenue Salmon Arm British Columbia

\$998,500

Captivating lakeview home in the welcoming community of Canoe, just a short walk to the beach/trails. Built in 2017 and meticulously maintained, this 5-bedroom home offers excellent flexibility with a fully self-contained 1-bedroom suite--ideal for extended family or easily incorporated back into the main home. The open-concept main living area features a wall of front-facing windows showcasing stunning lake views & sunsets. The kitchen offers granite countertops, subway tile backsplash, gas stove, pot drawers, a large island w/storage & power, and a walk-in laundry room with sink & pantry. Enjoy seamless indoor-outdoor living w/ direct access from the kitchen to the backyard, complete with built-in counters, bar seating, and gas BBQ hookup--perfect for Shuswap summer evenings. The front deck is spacious, partially covered, and ideal for relaxing and taking in the view. The living room features a striking rock-faced gas fireplace. The primary bedroom includes a window bench and a spa-inspired 5-piece ensuite with double sinks, soaker tub, and oversized tiled shower. Downstairs offers a spacious foyer, additional bedroom or office. Suite has its own entrance, laundry, 9' ceilings, solid surface kitchen counters - very nice and comfortable. Additional perks include central A/C, a fully fenced low-maintenance yard with artificial turf, backing onto parkland, and an extended garage bay for added storage or workspace. See feature sheet for more info and highlights (id:6769)

Other 37'5" x 22'

Utility room 7'11" x 7'5"

Foyer 7'1" x 7'

Bedroom 10'9" x 10'6"

Bedroom 12'4" x 9'10"

Bedroom 13'5" x 10'

5pc Ensuite bath 12'10" x 8'5"

Primary Bedroom 14'5" x 13'

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

Laundry room 9'1" x 5'3"

Dining room 10'7" x 10'1"

Living room 19'2" x 18'9"

Kitchen 14'10" x 13'6"

Full bathroom 9'1" x 7'2"

Other 7'5" x 4'8"

Bedroom 4'10" x 11'

Living room 14'6" x 12'8"

Kitchen 10'11" x 10'11"

Listing Presented By:



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Royal

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