



4851 13 Street Salmon Arm British Columbia

\$765,000

Located in the popular Raven subdivision, this 3-bedroom plus den home offers a functional layout, recent updates, and great flexibility. Close to parks, walking trails, and on the school bus route, it's an excellent choice for families. Recent improvements include new flooring on the main level, replacement of the poly-B plumbing, and a high-efficiency furnace installed in 2021. The main floor features a comfortable living room and dining area separated by a cozy three-sided fireplace and spacious living room along with a large kitchen offering a central island, gas range, plenty of cabinetry, and generous counter space. Upstairs you'll find three good-sized bedrooms, including the primary bedroom with double closets and a private ensuite. Two additional bedrooms share a full 4-piece bathroom. The lower level includes a versatile rec room or den that could also serve as a fourth bedroom, home office, gym, or hobby room, along with plenty of storage. A non-conforming bachelor suite with its own entrance is currently rented for \$1,000 per month, providing mortgage-helping income. Outside, the flat, fenced corner lot offers plenty of room for kids, pets, and gardening. While a new owner may wish to complete some cosmetic updates over time, many of the major improvements have already been done. With a practical floor plan, recent mechanical upgrades, rental income, and a desirable neighborhood, this home offers excellent value and plenty of potential. Seller is motivated. (id:6769)

Listing Presented By:



Originally Listed by:
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Royal

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Full bathroom Measurements not available

Bedroom 10'11" x 11'10"

Bedroom 10'10" x 11'10"

Full ensuite bathroom Measurements not available

Primary Bedroom 15'5" x 20'

Full bathroom Measurements not available

Family room 15'3" x 13'10"

Recreation room 26'7" x 15'1"

Partial bathroom Measurements not available

Laundry room 8'4" x 6'9"

Dining room 11'5" x 9'7"

Family room 11'3" x 15'9"

Living room 16'8" x 11'9"

Kitchen 15'5" x 16'11"

Kitchen 11'4" x 10'

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