



## 5421 71 Avenue Salmon Arm British Columbia

\$781,000

Welcome home! Located in the lakeside community of Canoe, usable land, modern upgrades, and an outdoor lifestyle-on a flat 0.5 acre lot. Just a short walk to the water, enjoy effortless access to Canoe's shoreline for walks, swims, evening sunsets, and year round lake lifestyle! 1,430 sq ft home, extensively renovated in 2022, creating a true turn key property. Major exterior upgrades include new Hardi board siding, stone accents, roof, and windows, delivering a refreshed and durable finish with long term peace of mind. Inside, the home has been modernized with updated fixtures, a new half bathroom, and a cohesive renovation that enhances comfort and everyday functionality. The main living area is bright and inviting, anchored by a cozy wood stove. The kitchen features stainless steel appliances and a sun tunnel that brings in natural light. The open layout connects kitchen, dining, and living spaces for easy living. Three bedrooms, a fully renovated main bathroom, and a versatile bonus space ideal for a mudroom, office, or den. The property is fully fenced and landscaped with a wide lawn, raised garden beds, newly planted trees, and excellent RV parking. Outdoor living is exceptional with a timber frame covered deck, hot tub, fire pit area, and horseshoe pits. Oversized single garage plus storage container with lean-to provides excellent storage and workspace options. Walking distance to beach, trails, general store, and restaurant! Peaceful living with everyday convenience! (id:6769)

Storage 5'6" x 16'3"

Living room 14'9" x 17'5"

Full bathroom 8'4" x 5'

Full bathroom 8'5" x 6'8"

Bedroom 11'3" x 9'4"

Bedroom 11'3" x 9'8"

Primary Bedroom 11'3" x 11'3"

Dining room 8'8" x 6'6"

Kitchen 10'11" x 8'8"

Living room 17'5" x 14'9"

Listing Presented By:



Originally Listed by:  
eXp Realty (Sicamous)



Royal

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