



611 25 Street Salmon Arm British Columbia

\$749,900

Level entry home with in-law suite in a prime location. This rancher with full basement has completed major upgrades and is ready for the next owner. Upstairs you will find 3 bedrooms & 2 bathrooms including a full 4pc ensuite. The main living space is bright and open, with direct level access to the backyard where you can watch the kids play from the kitchen. The living room features vaulted ceiling and natural gas fireplace. The double garage with built in storage leads directly to laundry upstairs. There is also a rec room downstairs that is included in the usable area for the main house. The backyard is fully fenced with mature cedar hedges for privacy, a 12x10 garden shed with power, and raised garden beds. Downstairs the in-law suite includes a full kitchen with separate laundry, as well as 1 spacious bedroom, 1 den, and living room with natural gas fireplace. Walking distance to Hillcrest Elementary, Shuswap Middle School, Little Mountain, and only 3 doors down from neighbourhood playground Kin Park. Recent updates include new stainless steel fridge & dishwasher, new windows throughout the house (2025), roof (2018), patio roof (2024), hot water tank (2020), and flooring throughout the upstairs (2021). Home inspection done October 2026 and available for qualified buyers. (id:6769)

Den 12'3" x 9'8"

Laundry room 7'11" x 4'7"

Recreation room 19'3" x 8'11"

4pc Ensuite bath 7'10" x 5'11"

Primary Bedroom 14'3" x 13'2"

Bedroom 11'6" x 10'8"

4pc Bathroom 6'11" x 7'10"

Bedroom 9'11" x 8'9"

Kitchen 14'5" x 9'4"

Dining room 13'1" x 10'8"

Living room 17'11" x 12'11"

Bedroom 17'4" x 14'2"

Full bathroom 9'10" x 7'6"

Living room 14'2" x 12'10"

Kitchen 17'5" x 12'1"

Listing Presented By:



Originally Listed by:

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<https://jgrieverealestate.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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