



# 6841 46 Street Salmon Arm British Columbia

\$739,900

Welcome to 6841 46 Street NE -- a like-new Custom 2022 home offering 2,117 sq ft of modern living. This 3-bedroom, 3-bathroom home is loaded with upgrades and built for comfort. The spacious kitchen features under-cabinet pot lighting, large windows filling the space with natural light, & stainless-steel appliances, fridge, dishwasher, & built-in microwave/fan. LG washer and dryer are also included. Stay comfortable year-round with 2 energy-efficient heat pumps and baseboard heating in every room. You'll find 2" blinds throughout the home & vertical blinds on the patio door, which leads out to a covered 8' x 32' deck with Lake View & features two sets of stairs down to the yard -- perfect for entertaining or relaxing in privacy. The basement has 9' ceilings, large laundry / storage and a full mortgage-helper 1 bed suite w its own separate entrance, private patio, and comes with fridge and stove included-ideal for rental income or multi-generational living. Outside, a covered 2-vehicle carport, a 14 x 20 heated workshop w its own 60-amp service & wooden floor over concrete, also the property features an wooden shed, & a 8x 10' garden shed The yard is fully enclosed with chain link fence & cedar fence to the north lined with cedars for complete privacy, the 4-zone irrigation system keeps the low-maintenance landscaping lush. Check out this modern comfort, smart investment potential, private country-style living --in the great lakeside community of Canoe. Full Home warranty (id:6769)

Listing Presented By:



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Royal

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Storage 11'3" x 7'5"

Laundry room 10'9" x 20'6"

Primary Bedroom 11'2" x 12'4"

Office 7'7" x 7'11"

Living room 11'3" x 16'8"

Kitchen 11'10" x 12'7"

Dining room 11'10" x 8'3"

Bedroom 11'6" x 8'10"

4pc Ensuite bath 8'9" x 5'

4pc Bathroom 7'9" x 5'

Living room 10'8" x 13'6"

Kitchen 10'8" x 10'11"

Bedroom 10'9" x 10'8"

Full bathroom 10'6" x 4'11"

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