



## 6841 46 Street Salmon Arm British Columbia

\$699,000

Welcome to 6841 46 Street NE -- a like-new Custom 2022 home offering 2186 sq ft of modern living. This 3-bedroom, 3-bathroom home is loaded with upgrades and built for comfort & bonus - mortgage-helper 1 bed LEGAL SUITE w its own separate entrance, covered patio & parking stall. Open concept living - kitchen /dining features under-cabinet pot lighting eat-up island, living area and main entrance. ENJOY covered wrap around 8' x 32' deck with Lake View. The lower level features 9' ceilings, large laundry & storage area over 20' . Large open hall area and the 1 bed legal walk out suite with its own private patio. PARKING 2-vehicle carport, with an attached WORKSHOP 14 x 20' w its own 60-amp service. Plus extra spot for Suite tenant or RV. The yard is fully fenced, a 4-zone irrigation system keeps the low-maintenance landscaping lush, firepit area and low slope concrete steps to access the home. Check out this modern comfort, smart INCOME potential home--in the great lakeside community of Canoe. Full Home warranty (id:6769)

3pc Bathroom 4'11" x 10'6"  
Bedroom 14'9" x 10'9"  
Living room 13'6" x 10'8"  
Kitchen 10'11" x 10'8"  
Laundry room 20'6" x 10'9"  
Primary Bedroom 11'2" x 12'4"  
Dining room 8'3" x 11'10"

Den 7'11" x 7'7"  
3pc Bathroom 5' x 7'10"  
Bedroom 8'10" x 11'6"  
Full ensuite bathroom 5' x 8'9"  
Living room 12'4" x 11'2"  
Kitchen 12'7" x 11'10"  
Living room 16'8" x 11'3"

Listing Presented By:



Originally Listed by:  
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Royal

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