



## 7220 47 Street Salmon Arm British Columbia \$629,900

Perfectly positioned in one of Canoe's most family-friendly neighbourhoods, this property offers easy access to walking trails, public beach, elementary school, local restaurant, corner store, and post office--everything a growing family needs close to home. The main floor features a newly renovated kitchen & bathrooms, with built in cabinetry from The Woodshop in the kitchen, mudroom, and living room. This home offers 5 bedrooms plus den, with 3 bedrooms upstairs, and 2 bedrooms + den downstairs. Primary bedroom includes a walk in closet and full 4 pce ensuite. Downstairs is partially finished leaving you the chance to pick your own flooring & paint, with a large rec room ready for the kids to play. Corner lot with space outside for the kids and pets in a walkable neighbourhood. (id:6769)

Utility room 3'7" x 6'2"

Storage 7'0" x 9'0"

Recreation room 22'2" x 26'6"

Bedroom 10'7" x 14'8"

Bedroom 10'11" x 11'9"

Den 10'9" x 9'1"

Laundry room 10'11" x 9'6"

Mud room 6'4" x 7'9"

Full bathroom 7'10" x 4'11"

4pc Ensuite bath 11'2" x 5'0"

Bedroom 8'11" x 9'6"

Bedroom 11'2" x 9'7"

Primary Bedroom 11'9" x 11'3"

Kitchen 11'7" x 8'3"

Dining room 11'1" x 11'7"

Living room 17'7" x 12'1"

Listing Presented By:



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