



## 7220 47 Street Salmon Arm British Columbia

\$614,900

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. Plumbing just replaced in 2026 with PEX, roof approx 14 years old, HWT 2018. 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:



Originally Listed by:

Homelife Salmon Arm Realty.Com

<https://jgrieverealestate.com/>



Royal

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