



## 7281 46 Street Salmon Arm British Columbia

**\$739,000**

Set on a quiet cul-de-sac just a short walk from Canoe Beach and William Baker Park, this bright and well-appointed five bedroom, two bathroom home offers an exceptional opportunity for families seeking space, comfort, and built-in income potential. Constructed in 2009 and recently refreshed with new flooring, paint, and trim, the home is move-in ready with a timeless, welcoming feel. The thoughtfully designed layout provides excellent flexibility for growing or multi-generational families. Roxul insulation throughout enhances energy efficiency, fire and moisture resistance, and sound attenuation, contributing to everyday comfort and long-term peace of mind. The upper level features a self-contained two bedroom, one bathroom suite with a private entrance and separate laundry ideal as a mortgage helper, guest accommodation, or extended family living. The suite can also be easily reintegrated into the main home if desired. Large windows invite abundant natural light throughout the interior, while the fully fenced backyard offers a secure outdoor space for children and pets. Located close to parks, schools, and outdoor recreation, this property delivers lifestyle, flexibility, and lasting value in a sought-after neighbourhood. (id:6769)

Laundry room 5'9" x 6'9"

4pc Bathroom 13'3" x 4'11"

Primary Bedroom 10'8" x 13'4"

Bedroom 11'5" x 10'

Bedroom 11'7" x 9'11"

Dining room 7'3" x 13'7"

Kitchen 9'9" x 13'8"

Living room 16'11" x 13'4"

Full bathroom 12'1" x 6'2"

Bedroom 16'2" x 7'10"

Primary Bedroom 12'10" x 13'7"

Living room 19'1" x 22'

Listing Presented By:



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