



# 80 15 Avenue Salmon Arm British Columbia

\$952,600

Visit REALTOR website for additional information. Fall in love with this 4-bed, 3-bath rancher in Foothill Estates! Features a legal 1-bed suite, perfect for families. Open concept, vinyl plank flooring & abundant natural light with mountain views. Gourmet kitchen with quartz counters, pantry & more. Primary bedroom with ensuite. Downstairs, find the legal suite, rec room & storage. Enjoy the private deck, hot tub & garden. Ample parking with a 2-car garage & room for an RV/boat. Perfect family oasis close to downtown amenities & shops. Extra features include 9 ft ceilings on the main floor & down, ICF Construction; efficient & soundproof, Silgranit sink, Stonewood bath cabinetry, natural gas on the deck, exterior soffit lighting, under cabinet lighting, black stainless appliances, pot lighting throughout, sun tunnels in baths & laundry room, main floor laundry & sink. (id:6769)

Living room 14'0" x 12'0"  
Dining room 10'0" x 11'0"  
Kitchen 11'0" x 8'0"  
Bedroom 12'0" x 12'0"  
4pc Bathroom 8'6" x 5'0"  
Laundry room 6'0" x 3'0"  
Storage 19'0" x 9'8"  
Utility room 7'0" x 5'0"  
Recreation room 12'9" x 22'0"  
Living room 19'0" x 14'0"

Dining room 12'0" x 14'0"  
Kitchen 13'0" x 14'0"  
Primary Bedroom 11'8" x 12'6"  
4pc Ensuite bath 5'6" x 12'8"  
Bedroom 11'0" x 10'6"  
Bedroom 10'0" x 12'0"  
4pc Bathroom 5'0" x 8'6"  
Laundry room 6'0" x 8'6"  
Foyer 7'0" x 12'0"

Listing Presented By:



Originally Listed by:  
PG Direct Realty



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.