



# 1880 2 Avenue Salmon Arm British Columbia

\$779,000

Welcome to your new home! Nestled in a serene neighbourhood, this inviting residence offers the perfect blend of comfort and convenience and a lake view! Spacious layout featuring a primary bedroom with a 3-piece en-suite and walk-in closet, plus two additional bedrooms and a 4-piece bathroom with laundry room on the main floor. The kitchen features custom oak cupboards, new flooring and appliances including fridge, electric range, and dishwasher. The sunken living room boasts a brick gas fireplace with oak mantle, built-in shelving, and oak flooring. The large bay window provides a lake view while flooding the room with natural light. The dining room, overlooking the living room, features oak flooring and boasts glass doors that open onto the patio. From there you can step into your backyard retreat with covered deck and hookups for a hot tub, perfect for year-round relaxing. Enjoy the beauty of nature right at your doorstep, with plenty of space for gardening enthusiasts, complete with flower beds, fruit trees, berry bushes, and garden area. Two sheds provide additional storage and workspace. The partially finished basement features new flooring, gas fireplace for added comfort, and a large storage area and could easily be suited into a 2 bedroom mortgage helper. This home offers a comfortable layout with a backyard oasis, large double garage and parking for 4 more vehicles plus your RV! Don't miss out on this opportunity! (id:6769)

- Storage 42'0" x 12'0"
- Recreation room 53'0" x 14'0"
- 3pc Bathroom 8'0" x 9'0"
- Bedroom 11'10" x 13'5"
- Mud room 4'0" x 12'0"
- Other 23'0" x 26'0"
- Other 6'0" x 7'0"
- Laundry room 4'0" x 3'0"
- Foyer 8'0" x 5'0"
- 4pc Bathroom 8'0" x 7'6"
- 3pc Ensuite bath 6'0" x 6'0"
- Bedroom 12'8" x 10'0"
- Bedroom 11'0" x 9'0"
- Primary Bedroom 13'0" x 14'0"
- Kitchen 10'5" x 11'10"

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 Foyer, 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.

Listing Presented By:



Originally Listed by:  
Century 21 Executives Realty Ltd.



Royal

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
info@joepeters.ca