



## 5951 71 Avenue Salmon Arm British Columbia

\$590,000

Welcome to 5951 71 Ave NE, a charming 3 bedroom, 2-bathroom home nestled in the tranquil setting of Lyman Hill in the Shuswap. This private and cozy retreat sits on a spacious 0.66-acre lot at the end of a no-thru road, offering plenty of space for outdoor activities and relaxation. The house boasts a picturesque view of the surrounding trees from the back deck, creating a serene backdrop for your everyday living. The large front deck, accessible through French doors from the kitchen and entertaining area, is perfect for hosting gatherings or enjoying a quiet morning coffee. The property is tiered, with the top level providing access from both the back deck and the basement. A staircase leads to the lower level, where you'll find a cozy fire pit, ideal for evening get-togethers under the stars. Inside, the home has been thoughtfully updated to ensure comfort and convenience. A modern kitchen with new flooring, a water softener, a reverse osmosis water system. The basement offers a family room with a utility/laundry room and a workshop area, separate entrance providing plenty of potential for customization. The yard is a gardener's dream, surrounded by trees, shrubs, and perennials, creating a lush and private oasis. Located close to the public beach and just a 10min drive to town, this home offers the perfect blend of seclusion and convenience. Don't miss the opportunity to make this beautiful property your own. (id:6769)

Utility room 3'5" x 5'

Storage 8'8" x 27'1"

Laundry room 8' x 9'9"

Family room 15' x 10'8"

2pc Bathroom 5' x 4'8"

Bedroom 11'6" x 10'8"

Primary Bedroom 12'2" x 10'

Bedroom 10'9" x 9'6"

3pc Bathroom 9'6" x 7'0"

Living room 15'1" x 13'4"

Kitchen 10'3" x 9'6"

Listing Presented By:



Originally Listed by:  
Century 21 Executives Realty Ltd.

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