



# 7050 53 Street Salmon Arm British Columbia

\$859,900

Welcome to this 2023 completed, 3 bed, 3 bath quality-built home in Canoe. Main floor great room is fabulous for family gatherings & entertaining with a nice kitchen, farm sink and island, dining room with beautiful wainscotting and a large living room with a board and batten feature wall. Are you a dog lover? Dog bath in the mud room will be a welcome sight after a soggy walk! Laundry room on the main floor as well as half bath. Head upstairs to the second floor for the large family room, big enough for a pool table (potential for a 4th bedroom too). Features a wood stove for those chilly nights plus a sliding door to the second floor deck with great views! Primary suite is complete with a 4-piece ensuite bath plus a walk-in closet. Two more good-sized bedrooms and a full bathroom complete the space. Lane access double garage PLUS a 15'x18' shop area with 10' ceilings, hot & cold water, 50Amp plug for EV Charger or welder and more! Fully fenced front yard awaits your landscaping ideas. Side yard has a very private patio area off the kitchen & comes with a natural gas connection for your BBQ. Good sized dog run completes the side yard. There's plenty of room to park your RV's, boats, toys or work trailers on the property too! In-floor heat roughed in main floor of home and garage/shop. The lake is just two blocks away while the public/dog beach & boat launch are close by. Enjoy quick access to the lake, roads into the mountains, golf courses, schools, stores and restaurants. (id:6769)

- Bedroom 10'4" x 13'10"
- Bedroom 11'3" x 14'2"
- 4pc Ensuite bath 8'1" x 8'3"
- Primary Bedroom 13'2" x 15'11"
- 4pc Bathroom 8'1" x 8'3"
- Family room 23'4" x 28'6"
- Other 18' x 15'4"
- Other 21'7" x 18'7"
- 2pc Bathroom 5'1" x 5'
- Mud room 7'6" x 7'
- Laundry room 7'7" x 6'9"
- Kitchen 12'2" x 15'9"
- Dining room 9'4" x 8'9"
- Living room 21'9" x 15'9"

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