



# 1140 23 Street Salmon Arm British Columbia

\$1,099,999

WELCOME HOME! Hillcrest Subdivision -- The Complete Family Package-Homes with this combination rarely come up in Hillcrest. Don't miss the opportunity! This home has it all 3 Bedroom and 2 Bathrooms on the main floor with a 1 Bedroom and 1 Bathroom Suite - Double garage as well as THE SHOP THAT EVERYONE WANTS! 40' x 24' Shop with 14' ceilings Located in one of Salmon Arm's most loved neighborhoods, this property delivers space, flexibility, and rare extras that are hard to find all in one place. Sitting on a nearly 1/4 acre lot, this home offers room to live, grow, and play. The main home has hardwood flooring throughout, a large foyer and oversized boot room with tons of storage, dedicated office/den -- ideal for work or hobbies, seamless access to the double garage and detached shop, warm open living spaces make this home perfect for a busy family. The shop is positioned out of sight at the rear of the property and has loads of space for tools, toys, business use, or storage. A rare offering within city limits The suite is vacant . Suite is perfect guests, long term rental, short term rental if the home is your primary residence ( verify bylaws with city) Walk to all Salmon Arm schools, Hillcrest Elementary is just a minutes walk. Close to the rec center, pool, shopping, amenities, parks, trails, 10 min to the beach, 1 hour drive to down hill skiing and even closer to the local cross country ski hill! All dimensions and floor areas must be considered approximate and are subject to independent verification. (id:6769)

Mud room 7'1" x 14'1"  
Foyer 11'2" x 14'8"  
Office 8'1" x 9'8"  
Workshop 40' x 24'  
Full bathroom 4'11" x 8'1"

Bedroom 11'8" x 11'10"  
Bedroom 12'11" x 9'7"

Primary Bedroom 14'8" x 12'4"  
Dining room 13' x 10'  
Living room 15' x 14'9"  
Kitchen 17' x 11'7"  
Full bathroom 8'10" x 8'6"

Bedroom 11'3" x 9'8"  
Living room 13' x 12'3"

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