



## 1290 15 Street Salmon Arm British Columbia

\$689,900

Experience stunning panoramic views overlooking Shuswap Lake from this well-loved home in one of Salmon Arm's most sought-after neighborhoods. The property offers a beautifully landscaped, fully fenced yard with excellent access for boat or RV storage, making it ideal for those who love to enjoy the outdoors. 0.36-acre corner lot. This spacious home features four bedrooms and two-and-a-half bathrooms, with potential for an in-law suite on the lower level. For a potential suite there is already a finished kitchen, living room with a wood-burning fireplace insert, bathroom, shared laundry, and potential to add a second bedroom--perfect for extended family or guests. The main floor is thoughtfully laid out with three bedrooms, including a primary bedroom with a private half bath. Pride of ownership is evident throughout. Enjoy two decks--one covered--where you can take in the incredible lake views year-round. Additional highlights include: Central air and central vacuum, underground sprinklers for plants only not grass, Carport plus tons of parking, including a pull through driveway, Negotiable large coverall for extra covered parking, Ample outdoor space with room for all your toys or check out your options to build a shop or garage, Garden shed, an outside storage room off the house in the carport plus a small second storage room off carport under the stairs. This property combines comfort, functionality, and unbeatable views--an exceptional opportunity. (id:6769)

Kitchen 11'11" x 9'1"	4pc Bathroom 6'11" x 10'2"
Living room 13'2" x 12'7"	2pc Ensuite bath 3'11" x 4'0"
Utility room 17'10" x 13'2"	Primary Bedroom 10'9" x 13'8"
Other 5'11" x 8'5"	Bedroom 10'3" x 10'6"
4pc Bathroom 8'0" x 7'0"	Bedroom 10'3" x 13'9"
Bedroom 9'9" x 13'9"	Living room 15'11" x 13'2"

Laundry room 12'7" x 10'9"

Foyer 5'8" x 5'7"

Foyer 4'6" x 5'8"

Dining room 9'8" x 10'3"

Kitchen 16'2" x 10'1"

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