



1960 2 Avenue Salmon Arm British Columbia

\$899,900

Ideally located on a quiet and family-friendly cul-de-sac, awaits this spacious sanctuary nestled in the heart of Salmon Arm. The impressive family home offers a rare blend of space, comfort, and opportunity, all set on a generous 0.17-acre lot with peek-a-boo lake views of Shuswap and a backdrop of Mt. Ida and the Fly Hills. The main level boasts abundant updates, including fresh paint, new flooring, a gas fireplace, and updated appliances. Step out onto the newer deck to enjoy the breeze and glimpse the lake in the distance. 6 bedrooms plus a bonus den, and four bedrooms are split between three separate, spacious levels. A 1-bedroom suite provides rental income, while the lowest level holds suite potential for even more flexibility. Outside, a private and beautifully landscaped yard boasts cedar hedging, as well as mature perennials and berry bushes. The oversized, heated garage is lift-ready, and the extra-wide driveway easily accommodates RVs, boats, and more—plus, there's even a shed and room to add a pool or hot tub. With no Poly-B plumbing (replaced in Jan 2025), a newer roof, municipal water, and built-in vacuum, this home is as practical as it is picturesque. Whether you're upsizing, investing, or dreaming of Shuswap sunsets, this is a rare find that truly has it all. Come take a look today. (id:6769)

- Other 20'11" x 20'8"
- Laundry room 7'0" x 7'9"
- Partial bathroom 5'0" x 5'0"
- Family room 14'1" x 18'8"
- Office 8'1" x 9'1"
- Foyer 9'3" x 14'6"
- Bedroom 10'3" x 9'11"
- Full ensuite bathroom 10'1" x 10'3"
- Primary Bedroom 12'11" x 24'0"
- Kitchen 11'0" x 11'8"
- Dining room 15'8" x 11'0"
- Living room 17'7" x 19'10"
- Storage 11'4" x 7'11"
- Bedroom 12'6" x 11'3"

- Bedroom 10'5" x 11'5"
- Bedroom 9'5" x 5'1"
- Other 11'0" x 11'0"
- Family room 26'5" x 13'6"
- Bedroom 9'11" x 14'4"

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