



## 2070 3 Avenue Salmon Arm British Columbia

\$719,000

LAKEVIEW HOME WITH MOBILITY-FRIENDLY FEATURES. Wake up to gorgeous lake views in this beautifully maintained home offering 4 bdrms and 3 full baths. The living room showcases a newer gas fireplace and expansive lake-facing windows that creating a warm and inviting space. The bright new kitchen features quartz countertops, new flooring, newer appliances, and direct access to over 1,000 sq. ft. of patio space with an 18' x 12' gazebo--perfect for enjoying the seasons. Designed with comfort and accessibility in mind, the main floor includes a primary bdrm with walk-in closet and a 3-piece ensuite featuring a Safe Step tub along with an Acorn stair lift for easy access between levels, making this home well-suited for those with mobility considerations. Two additional bedrooms, a full bathroom, and dining area complete the main level. The lower level, renovated in 2023, offers a generous family room with built-ins, bar with sink, wine fridge, mini fridge and an abundance of cupboard space, it is the perfect area for game nights with your guests. Completing the basement is an additional bedroom, full bathroom, laundry with sink and access to the double attached garage. The exterior is equally impressive with mature landscaping, underground sprinklers, a new retaining wall, storage shed, and heat-track system on the driveway and stairs to assist with snow melt. This lakeview home offers comfort, functionality, and thoughtful design. (id:6769)

Other 13'9" x 11'5"

Laundry room 4'8" x 2'2"

Foyer 6'3" x 6'5"

3pc Bathroom 8'2" x 4'2"

Family room 20'5" x 9'0"

Bedroom 9'6" x 13'

3pc Ensuite bath 7'4" x 4'10"

4pc Bathroom 7'1" x 4'5"

Bedroom 9'7" x 8'5"

Bedroom 9'5" x 8'7"

Primary Bedroom 13'0" x 10'4"

Dining room 10'3" x 10'0"

Kitchen 12'8" x 8'5"

Living room 15'4" x 13'8"

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX Shuswap Realty

<http://www.rochelledale.com/>



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com