



2541 25 Street Salmon Arm British Columbia

\$929,000

Located in one of Salmon Arm's most desirable neighbourhoods, this beautiful 5-bedroom, 4-bathroom home in North Broadview offers a rare combination of privacy, space, and school catchment advantages. Tucked away on a quiet no-through road with breathtaking views of Shuswap Lake, the home is ideally positioned within the new Salmon Arm Secondary (Sullivan campus) catchment and the Bastion Elementary catchment—the only elementary school in Salmon Arm offering French Immersion. Set on a generous one-third acre lot, the property features mature landscaping, a spacious and private backyard, and a covered deck with a hot tub, perfect for entertaining or relaxing year-round. Inside, the home offers just over 3,000 square feet of tastefully updated living space, with highlights that include a gas fireplace, gas range, solid surface countertops, and expansive living areas that flow seamlessly throughout. The main floor layout offers true convenience with everything you need on one level, including the kitchen, living and dining areas, laundry, and the primary suite, which features lake views and a full ensuite. Downstairs, there is excellent suite potential with a separate entrance and R-10 zoning, allowing for future flexibility whether for extended family or additional income. This home checks all the boxes for those seeking comfort, lifestyle, and long-term value in a quiet, established neighbourhood—just minutes from schools, parks, and downtown Salmon Arm. (id:6769)

Full bathroom 9'3" x 7'1"
Bedroom 9'3" x 13'
Bedroom 9'6" x 11'4"
Storage 7'3" x 8'2"
Bedroom 11'1" x 12'8"
Full bathroom 6'2" x 11'1"

Exercise room 20'9" x 11'1"
Utility room 7'5" x 7'
Recreation room 12'0" x 14'8"
Bedroom 12'0" x 14'8"

Full ensuite bathroom 7'9" x 5'10"
Partial bathroom 4'11" x 4'7"
Foyer 12'10" x 16'11"
Laundry room 4'11" x 3'
Living room 13'9" x 16'5"
Dining room 13'5" x 11'7"

Primary Bedroom 12'6" x 13'
Family room 14'6" x 13'
Dining room 10'8" x 5'11"

Listing Presented By:



Originally Listed by:
RE/MAX Shuswap Realty



Royal LePage Locations West Realty

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