



## 2861 5 Avenue Salmon Arm British Columbia

\$725,000

This tastefully updated family home with a mortgage helper sits on a rare 0.42-acre lot backing onto Shuswap Middle School with direct access to bike trails. The expansive, park-like backyard offers privacy, space to garden, play, or relax, and is perfectly suited for young families. Upstairs features two bedrooms plus a den (currently used as a third bedroom). The bright lower level is a self-contained suite with one bedroom plus a den, private entrance, and separate laundry--ideal for generating rental income, hosting extended family, or creating a flexible living arrangement. Stylish updates throughout add modern charm and comfort. Additional highlights include a double carport, loads of storage, and a quiet, walkable location just one block from Field of Dreams Park and close to schools. A rare mix of location, functionality, and income potential--this one checks all the boxes (id:6769)

4pc Bathroom 8'0" x 14'0"

Bedroom 14'11" x 8'1"

Den 14'11" x 8'1"

Kitchen 13'8" x 8'0"

Recreation room 17'0" x 14'6"

4pc Bathroom 16'11" x 8'7"

Den 10'1" x 10'0"

Bedroom 12'0" x 11'4"

Primary Bedroom 12'4" x 11'8"

Kitchen 12'11" x 10'1"

Living room 16'1" x 14'7"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan



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