



## 4801 13 Street Salmon Arm British Columbia

\$949,900

This beautifully updated 5-bedroom, 4-bathroom lakeview home offers over 3,300 sq ft of extensively renovated living space. The main level features a welcoming layout with a spacious kitchen opening to the family room & breakfast nook. Kitchen updates include quartz countertops, new tile backsplash, sink & hardware, plus a new fridge & dishwasher. Fresh paint, new light fixtures & updated blinds throughout create a clean, modern feel. Step outside to the new back deck overlooking the lake--perfect for relaxing or hosting summer barbecues. Curb appeal shines with a beautiful new front door, front porch with composite decking, new garage doors, epoxied garage floor & landscaped backyard. Upstairs, the primary bedroom offers a walk-in closet & a stunning new ensuite with walk-in shower & soaker tub with lake views, plus three additional bedrooms & a renovated full bath. The lower level (with all new flooring) includes a bedroom, renovated bathroom, spacious rec room with fireplace, large storage area & a versatile room with exterior access--ideal for a home office, gym, bedroom, or guest space. Poly-B plumbing has been replaced for added peace of mind. Ample parking includes a flat driveway, double garage & secondary driveway with space for a boat or RV. Located in a family-friendly neighborhood on the school bus route, just steps to parks, the foreshore trail to downtown Salmon Arm & close to Coyote Park's walking & biking trails. A detailed list of upgrades is available. (id:6769)

4pc Bathroom Measurements not available

Bedroom 13'3" x 9'11"

Bedroom 12' x 13'7"

Bedroom 9'9" x 11'

5pc Ensuite bath Measurements not available

Primary Bedroom 15'6" x 12'0"

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Den 13' x 19'

Bedroom 15'5" x 10'3"

Laundry room 9'6" x 3'

2pc Bathroom 4'3" x 5'

Family room 17'5" x 15'4"

Living room 12' x 16'

Dining room 11'11" x 12'

Kitchen 10' x 13'

Listing Presented By:



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