



## 721 11 Street Salmon Arm British Columbia

**\$719,000**

Welcome to this family home, ideally located on a quiet cul-de-sac with a private backyard that backs onto the peaceful Pileated Woods Trail System. Enjoy the serenity of nature right from your own yard—the birds around the tranquil pond and greenery offer a calming sight. Step inside to a bright, welcoming main floor, enhanced by an overhead skylight that fills the foyer with natural light. This level-entry rancher features an open-concept layout with 4 bedrooms and 3 full bathrooms, providing flexibility for families or those seeking extra space. The lower level has a separate entrance and a layout that easily lends itself to a 1-bedroom suite or comfortable in-law accommodation—ideal for extended family or guests. Updates include a refreshed kitchen with quartz counters (2019), newer roof (approx. 10 yrs), updated furnace and A/C (approx. 4 yrs), and replacement of all Poly-B plumbing (2025). The cozy gas fireplace adds warmth, and the upstairs was recently painted. Washer and dryer are downstairs, with additional hookups available on the main level if preferred. Relax in the hot tub surrounded by lush landscaping, including magnolia and lilac trees. The fenced backyard is perfect for pets or kids to play safely. A wonderful opportunity to settle into a quiet, established neighborhood—well cared for and ready for your personal touch. (id:6769)

Laundry room 6' x 5'

Storage 9'11" x 7'2"

Utility room 9'3" x 2'11"

Recreation room 29'9" x 21'3"

Media 16' x 14'10"

Bedroom 12'8" x 11'11"

4pc Bathroom 8'4" x 6'1"

Dining room 13'3" x 8'8"

Bedroom 10'5" x 8'8"

Bedroom 10'5" x 8'11"

4pc Bathroom 11'8" x 8'1"

3pc Ensuite bath 6'10" x 6'6"

Primary Bedroom 15'3" x 11'1"

Living room 15'1" x 11'11"

Kitchen 17'6" x 10'5"

Listing Presented By:



Originally Listed by:  
RE/MAX Shuswap Realty

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484 Main Street , Penticton, BC,

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

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