



## 7281 46 Street Salmon Arm British Columbia

\$768,000

Tucked away on a quiet cul-de-sac just a short walk from Canoe Beach and William Baker Park, this bright and spacious 5-bedroom, 2-bathroom home offers flexibility, income potential, and modern comfort. Built in 2009 and freshly updated with new flooring, paint, and trim, the home features a well-designed layout ideal for families or investors alike. The upper level includes a self-contained 2-bedroom, 1-bathroom suite with a private entrance and its own laundry, perfect as a mortgage helper, short-term rental, or extended family space. Alternatively, the suite can be seamlessly reintegrated into the main house if desired. Enjoy abundant natural light throughout thanks to large windows and a warm, inviting interior. The fully fenced backyard offers a safe space for kids or pets, and the location provides easy access to parks, schools, and outdoor recreation. Whether you're looking for a move-in ready family home or a smart investment property, this one checks all the boxes. (id:6769)

Laundry room 5'9" x 6'9"

4pc Bathroom 13'3" x 4'11"

Primary Bedroom 10'8" x 13'4"

Bedroom 11'5" x 10'

Bedroom 11'7" x 9'11"

Dining room 7'3" x 13'7"

Kitchen 9'9" x 13'8"

Living room 16'11" x 13'4"

Full bathroom 12'1" x 6'2"

Bedroom 16'2" x 7'10"

Primary Bedroom 12'10" x 13'7"

Living room 19'1" x 22'

Listing Presented By:



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