



740 4 Avenue Salmon Arm British Columbia

\$995,000

INNOVATIVE STYLE.....STUNNING 3 BDRM HOME WITH SEPARATE LEGAL SUITE.....if you like clean lines then this solar passive designed home will create visual excitement. The open concept design with kitchen/living/dining creates visual excitement with floor to ceiling heights peaking at 13' and ample windows to let the sun flood in. Two sided gas fireplace graces both the living room and a spacious primary bdrm with built in cabinetry. Innovative ensuite with tub/shower combo and double sinks make this a sleek relaxing space. A second bdrm, full bathroom, and laundry round out the main floor of this home. With access off both 4th and 5th street you have the ease of level entry or the dramatic entry into the ground level foyer with fabricated stainless rail and cable, maple stairs with LED tread lighting. Family room with electric built in fireplace and shelving, full bathroom, bedroom and a 22 x 21 shop completes the basement space. Features of this home are in-floor heating throughout, built in stereo system, innotech exterior doors with triple lock features, sound deadening of all interior walls even a built in EV charging system in the garage. LOOK no further if you are looking to have a mortgage helper or suite for an aging parent, attached is a 630 sq ft legal one bedroom suite with separate entry and laundry. Great walkability to downtown Salmon Arm. (id:6769)

Workshop 21'4" x 22'0"

Foyer 7'0" x 7'8"

Utility room 14'9" x 5'0"

Full bathroom 11'0" x 4'10"

Bedroom 10'7" x 9'10"

Family room 17'4" x 9'11"

Other 22'8" x 20'6"

Laundry room 9'0" x 5'0"

3pc Bathroom 9'8" x 5'0"

Bedroom 10'6" x 9'10"

5pc Ensuite bath 18'6" x 5'3"

Primary Bedroom 13'11" x 13'6"

Living room 16'0" x 14'0"

Dining room 12'0" x 10'0"

Kitchen 16'0" x 10'0"

Bedroom 11'2" x 10'1"

Full bathroom Measurements not available

Living room 13'5" x 11'

Kitchen 10' x 8'

Listing Presented By:



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RE/MAX Shuswap Realty

<http://www.rochelledale.com/>



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