



## 851 3 Avenue Salmon Arm British Columbia

\$647,500

Enjoy breathtaking lake views and abundant natural light in this charming character home. Boasting numerous unique features such as vaulted ceilings, exposed beams, and central brickwork, this residence offers a truly distinctive ambiance. With 4 bedrooms and 2 bathrooms spread over three levels, privacy is ensured while providing an exceptional space for entertaining. The captivating kitchen and appliances, complemented by a gas fireplace, and new furnace, A/C, and hot water tank make moving in a breeze! Moreover, this home's location offers unparalleled convenience. Situated just a stone's throw away from downtown Salmon Arm, residents have easy access to a plethora of amenities. Need medical care? The hospital and doctors' offices are conveniently close by, ensuring peace of mind for your family's health needs. Running errands is a breeze with grocery stores, banks, and various shops all within reach. Plus, the vibrant downtown area provides an array of dining options, boutiques, and entertainment venues to explore. Outside, a low-maintenance yard awaits, perfect for those who prefer leisure over landscaping chores. This home is truly one-of-a-kind - come experience all it has to offer! \*Some photos have been virtually staged (id:6769)

4pc Bathroom 7'7" x 7'7"

Bedroom 9'6" x 11'6"

Bedroom 9'1" x 11'6"

Primary Bedroom 11'2" x 11'6"

Utility room 9'6" x 11'2"

Storage 10'11" x 26'6"

Recreation room 15'2" x 18'6"

Bedroom 9'1" x 11'7"

4pc Bathroom 7'7" x 7'7"

Den 14'3" x 9'9"

Kitchen 13' x 19'

Dining room 9'7" x 11'7"

Living room 14'3" x 19'5"

Listing Presented By:



Originally Listed by:  
RE/MAX Shuswap Realty

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



**Royal LePage Locations West Realty**

484 Main Street, Penticton, BC,

Phone: 250-493-2244  
[tammykozari@gmail.com](mailto:tammykozari@gmail.com)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.