

# \$1,059,999 - 2530 4 Avenue Ne, Salmon Arm

MLS® #10360238

**\$1,059,999**

5 Bedroom, 4.00 Bathroom, 3,529 sqft

Single Family on 0.43 Acres

NE Salmon Arm, Salmon Arm, British Columbia

Tucked into the quiet Sherwood Forest neighbourhood, this custom home at 2530 4 Avenue NE, Salmon Arm, offers a rare blend of space, views, and versatility. With over 3,700 square feet of finished space on nearly half an acre, the home features a main residence with three bedrooms, a den, and generous living areas oriented to capture sweeping views of Mt. Bastion and glimpses of Shuswap Lake. A converted indoor pool now serves as a two-bedroom suite with a long-term great tenant in place (who would love to stay) is the perfect mortgage helper or space for extended family. The large lot offers privacy and room to breathe, while nearby schools, parks, and amenities are just minutes away. Inside, a newer kitchen and natural gas fireplace add comfort and functionality, and a bonus room above the double garage provides flexible space for a studio, playroom, or office. Whether for multigenerational living, income potential, or simply space to grow, this home invites its next chapter. (id:6289)

Built in 1980

## Essential Information

|            |             |
|------------|-------------|
| Listings # | 10360238    |
| Price      | \$1,059,999 |
| Bedrooms   | 5           |
| Bathrooms  | 4.00        |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 3,529         |
| Acres          | 0.43          |
| Year Built     | 1980          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Other         |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2530 4 Avenue Ne |
| Subdivision | NE Salmon Arm    |
| City        | Salmon Arm       |
| Province    | British Columbia |
| Postal Code | V1E2A7           |

### Amenities

|                |                          |
|----------------|--------------------------|
| Features       | Balcony                  |
| Parking Spaces | 2                        |
| Parking        | Attached Garage          |
| # of Garages   | 2                        |
| View           | Lake view, Mountain view |

### Interior

|                 |                                           |
|-----------------|-------------------------------------------|
| Appliances      | Refrigerator, Range - Gas, Washer & Dryer |
| Heating         | Forced air                                |
| Cooling         | Central air conditioning                  |
| Fireplace       | Yes                                       |
| # of Fireplaces | 1                                         |
| # of Stories    | 2                                         |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Cedar Siding          |
| Exterior Features | Underground sprinkler |
| Roof              | Asphalt shingle       |

### Additional Information

|        |             |
|--------|-------------|
| Zoning | Residential |
|--------|-------------|

### Listing Details

Listing Office

Royal LePage Access Real Estate



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