

\$849,000 - 1350 13 Avenue Se, Salmon Arm

MLS® #10361135

\$849,000

5 Bedroom, 3.00 Bathroom, 2,911 sqft

Single Family on 0.50 Acres

SE Salmon Arm, Salmon Arm, British Columbia

Step inside this beautifully renovated home on 0.5 acres of cleared land. Situated on a hill, the wide switchback driveway offers tons of room for parking and the option to build your dream shop or garage. Through the front door you'll find plenty of space to unload, along with an adjacent utility room with two furnaces—one for upstairs and one for downstairs. Head up to the main living area where you're greeted by a large open-concept dining and living space, a spacious kitchen with breakfast nook, matching portable island, and pantry. The primary bedroom features two closets and an ensuite with shower. A second bedroom and another updated bathroom complete the main level. From both the kitchen and living room you can access the back deck, while the living room also opens to the front deck—check out the photos to see how much outdoor space there really is. The lower level can be an extension of the upstairs or used as a separate suite. It includes three bedrooms, a living/flex area, laundry, plus a full kitchen and bath. The suite has its own heating controls, but if you choose to rent it out, you retain access to the furnace for maintenance, since access is through the door to upstairs. Outside you'll find raised garden beds, a fire pit, and a garden shed, plus beautiful sunsets over the lake from the front deck. Just an 8-minute walk to Hillcrest Elementary, this home offers space, flexibility, and a great location.



(id:6289)

Built in 1958

Essential Information

Listing #	10361135
Price	\$849,000
Bedrooms	5
Bathrooms	3.00
Square Footage	2,911
Acres	0.50
Year Built	1958
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1350 13 Avenue Se
Subdivision	SE Salmon Arm
City	Salmon Arm
Province	British Columbia
Postal Code	V1E2G7

Amenities

Features	Two Balconies
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Interior

Heating	Forced air
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Other
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Royal LePage Access Real Estate
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