

\$749,000 - 1251 12 Avenue Se, Salmon Arm

MLS® #10364039

\$749,000

4 Bedroom, 2.00 Bathroom, 2,546 sqft

Single Family on 0.50 Acres

SE Salmon Arm, Salmon Arm, British Columbia

Offered to the market for the first time since 1967, this Hillcrest area home has been carefully maintained and thoughtfully updated by the same family for nearly six decades. Set on a half-acre property with sweeping views of Shuswap Lake, the home features painted cedar siding, a carport, sun deck overlooking the yard and beautiful, mature landscaping with a garden shed and wood storage area. Inside, the open concept main floor offers three bedrooms, a full bathroom with heated flooring, a bright kitchen also with heated floors, and a welcoming living space with a wood fireplace. The lower level includes a one-bedroom suite with a gas fireplace with shared laundry and internal access—ideal as an in-law suite or mortgage helper. Downstairs also features a spacious storage room, workshop area and cold storage room. This home is 10 years into its 35 year roof, 10 year old furnace, 4 year old hot water tank, and numerous modern touches that complement the home's original character, making it move-in ready without lifting a finger. The generous sized corner lot provides subdivision potential or space for a future shop. This property also places you within walking distance to Hillcrest Elementary School and close to downtown amenities. A rare opportunity to own a well cared for home in one of Salmon Arm's most desirable neighbourhoods. (id:6289)



Built in 1964

Essential Information

Listing #	10364039
Price	\$749,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1
Square Footage	2,546
Acres	0.50
Year Built	1964
Type	Single Family
Sub-Type	Freehold
Style	Ranch

Community Information

Address	1251 12 Avenue Se
Subdivision	SE Salmon Arm
City	Salmon Arm
Province	British Columbia
Postal Code	V1E2C7

Amenities

Amenities	Park, Recreation, Schools, Shopping
Features	Corner Site, Central island
Parking Spaces	3
Parking	Carport
# of Garages	1
View	Lake view, Mountain view, View of water, View (panoramic)

Interior

Heating	Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas,Wood
# of Stories	2

Exterior

Exterior	Wood
Exterior Features	Landscaped
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Royal LePage Access Real Estate
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