



## 2500 97B Highway 10 Salmon Arm British Columbia

\$165,000

Bright, Balanced & Budget-Friendly Unit #10 at Countryside Manor offers 1,121 sq ft of single-level living in a practical 2 bed, 2 bath double-wide, minutes from everyday amenities, and close to the Salmon Arm Golf Course. The layout is simple in a good way: the living/dining area flows into a functional kitchen with all major appliances, while the primary bedroom includes its own 4-piece ensuite for privacy. A separate laundry/mudroom helps keep boots, coats, and day-to-day traffic contained. Outside, you've got a covered deck, a wheelchair-accessible ramp, storage shed, carport, and extra parking for a second vehicle or visitors. Countryside Manor is a family-friendly park, making this a solid fit for buyers who want an affordable home base with a straightforward commute to schools and services. At \$165,000, this home is livable as-is, but best suited to a buyer who's comfortable handling some minor deferred maintenance and wants the chance to update finishes over time, cosmetic updates that would meaningfully improve the overall feel and value. A previous water leak led to an insurance claim and a small bump in the hallway flooring that remains. The electrical inspection has been completed and the permit is closed with Technical Safety BC. Small pets are allowed with restrictions. Pad rent is \$625/month. The owner would happily stay, but health complications are prompting a move. Check out the 3D virtual tour and book your showing ASAP - this won't last long! (id:6769)

Primary Bedroom 11'3" x 13'8"

Mud room 9'8" x 5'5"

Living room 14'2" x 20'10"

Laundry room 7'11" x 5'10"

Kitchen 11'4" x 11'8"

Dining room 8'11" x 8'11"

Bedroom 9'1" x 10'10"

4pc Ensuite bath 11'3" x 6'0"

4pc Bathroom 7'11" x 5'0"

Listing Presented By:



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