



# 111 Harbourfront Drive 11 Salmon Arm British Columbia

\$459,000

Welcome to Heron View--Salmon Arm's sought-after 55+ community just steps from the waterfront and a short stroll to downtown amenities. This bright and charming 2 bedroom, 2 bathroom home offers 1,258 sq. ft. of comfortable, level-entry living. You'll love the spacious and sunlit living room with beautiful bay windows, a generous dining area for entertaining, and a cozy breakfast nook for everyday meals. The well-designed kitchen connects seamlessly to both indoor and outdoor spaces, including two private decks--perfect for enjoying morning coffee or evening relaxation. The primary bedroom features ample closet space and a 4-piece ensuite with a skylight for natural light. The second bedroom is ideal for guests or a home office, and both bathrooms are enhanced with skylights. Additional highlights include a single attached garage, low-maintenance landscaping, and a monthly strata fee of \$384.11, offering worry-free living in a friendly, well-maintained development. Enjoy the best of Salmon Arm living in this prime location near nature trails, the lake, and vibrant local shops and services. (id:6769)

Other 19'3" x 13'8"

Laundry room 11'8" x 5'11"

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

Bedroom 12' x 11'8"

4pc Ensuite bath 7'10" x 5'

Primary Bedroom 14'1" x 11'8"

Dining nook 8'2" x 8'

Kitchen 10'2" x 8'

Living room 18'7" x 11'8"

Dining room 11'8" x 10'11"

Listing Presented By:



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