



1260 16 Street Salmon Arm British Columbia

\$649,000

Tucked into one of NE Salmon Arm's most sought-after neighborhoods, this charming Pan-Abode style home offers a great opportunity to settle into a location that's hard to beat. Just a short walk to schools, shopping, restaurants, the foreshore trail, wharf, and plenty of parks and walking trails, you'll love having everything close by while still enjoying the space of a large 0.43-acre lot. Built in the 1960s, this 3-bedroom, 1-bathroom home has plenty of character and a comfortable, easy-going feel. The bright kitchen has plenty of counter space and opens to the spacious laundry and mudroom that's perfect for busy families, pets, or coming in from the garden. The generous living room provides lots of room to gather, relax, or entertain. Outside, the detached double garage offers great storage and workspace, while the expansive yard leaves plenty of room for vegetable gardens, flower beds, kids to play, or simply enjoying the extra space. A cute covered front porch adds to the home's welcoming curb appeal and is the perfect spot to enjoy your morning coffee. The hot water tank was replaced in 2023. This home offers a solid starting point for someone looking to add their own touches over time. If you've been searching for a home with character, a fantastic yard, and an unbeatable location close to everything Salmon Arm has to offer, this one is well worth a look. (id:6769)

Laundry room 11' x 9'5"

Full bathroom Measurements not available

Bedroom 11'7" x 9'5"

Bedroom 12'2" x 11'11"

Primary Bedroom 13'6" x 12'11"

Living room 16'1" x 19'1"

Dining room 9'11" x 11'7"

Kitchen 11' x 13'8"

Listing Presented By:



Originally Listed by:
REMAX Shuswap

<http://dorismills.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.