



## 1431 15 Street Salmon Arm British Columbia

\$699,000

This lakeview property offers an exceptional blend of space, potential, and location. Situated on a flat, usable 0.5-acre lot with mature gardens and abundant parking, it's an ideal opportunity to settle into a highly desirable neighborhood. The well-maintained 3-bedroom, 2-bathroom home features a functional layout with a spacious kitchen, dedicated dining area, and a generous living room—perfect for everyday living and entertaining. Thoughtfully cared for over the years, the home provides a wonderful opportunity for modern updates and personal touches to make it your own. A wood stove and fireplace add character and charm to the space. While currently decorative only, they offer potential for restoration and future enjoyment. Step outside to a large deck overlooking the peaceful backyard—an inviting setting for relaxing, gardening, or hosting friends and family. The property also features an oversized double garage, carport, garden shed, flat driveway, and plenty of room for RV parking, complete with a sani-dump hook-up. Conveniently located just minutes from schools, trails, recreation, and local amenities, this property offers the perfect balance of lifestyle, convenience, and long-term potential. Please note: The wood stove and fireplace did not pass the WETT inspection and would require repairs before use. They are currently decorative only. (id:6769)

Full bathroom 6'5" x 6'1"

Laundry room 20'11" x 9'10"

Family room 17'9" x 13'4"

Bedroom 11'1" x 13'7"

Bedroom 11'4" x 10'3"

Full bathroom Measurements not available

Primary Bedroom 12'3" x 10'2"

Dining room 7'4" x 10'1"

Living room 17'10" x 14'1"

Kitchen 12'5" x 10'1"

Listing Presented By:



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RE/MAX Shuswap Realty

<http://dorismills.com/>



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