



# 330 4 Avenue 202 Salmon Arm British Columbia

\$405,000

Welcome to Unit #202 at Imperial Heights, offering one of the most desirable floor plans in this sought-after 55+ community. Designed with comfort and convenience in mind, this bright and spacious 2-bedroom, 2-bathroom apartment features an open-concept layout, secure underground parking, and additional guest and extra parking available on site. The modern kitchen is finished with stainless steel appliances, including a new refrigerator and stove, quartz countertops, and a new kitchen water filtration system, flowing seamlessly into the dining and living areas--perfect for everyday living or entertaining. The living room features a cozy gas fireplace, creating a warm and inviting space to relax. The large north-facing L-shaped balcony is ideal for enjoying warm Shuswap summers while helping keep the home cool and energy-efficient. The main bathroom is spacious and features a convenient walk-in shower. The primary bedroom easily accommodates a king-size bed and features new flooring, a large closet, and an 4-piece ensuite. The spacious second bedroom is ideal for guests and also features new flooring. The in-unit laundry room adds everyday convenience and includes a new washer, new dryer, and new hot water tank. A quick elevator ride takes you to the heated, secure underground parking, where you'll find an easy-access parking stall and storage locker. The property is fully landscaped and features heated concrete sidewalks and a heated front entrance for added resident convenience and safety. Pets are allowed with restrictions. Imperial Heights is a well-maintained, professionally managed 55+ strata, centrally located in Salmon Arm with easy access to shopping, dining, the wharf, and scenic flat walking trails along the shores of Shuswap Lake. (id:6769)

4pc Ensuite bath 7'9" x 11'

Laundry room 7'6" x 7'5"

Primary Bedroom 16'9" x 11'

Living room 12'5" x 13'11"

Bedroom 12'2" x 9'11"

Kitchen 17'2" x 18'

3pc Bathroom 8'5" x 6'

Listing Presented By:



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<https://kentelharrison.com/>



Royal

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