



## 2151 14 Avenue Salmon Arm British Columbia

\$798,000

VIEWINGS MAY BE ARRANGED UPON AN ACCEPTED OFFER. Virtual tours available on line. RANCHER with LEGAL SUITE. 3 Bedrm rancher with separate legal 2 Bedrm basement suite as a mortgage helper or purchase this property as an investment ppty with \$3200/month in existing rental income. Like new this 2020 home is located in Hillcrest Heights next door to Hillcrest elementary school. Open concept living areas with a full 3 Bedrm layout on the main floor and a 2 Bedrm layout in the suite. Main floor offers a large master bedrm with ensuite, a covered deck, an island kitchen, stainless appliances, vinyl plank flooring, corner pantry, Rec Rm/Storage in the lower level. See our floor plans and drone video tour. (id:6769)

Bedroom 11'6" x 13'6"	4pc Ensuite bath 12'0" x 5'0"
Bedroom 12'2" x 9'10"	Primary Bedroom 13'10" x 13'8"
4pc Bathroom 6'6" x 7'0"	4pc Bathroom 8'0" x 7'0"
Kitchen 12'0" x 8'0"	Laundry room 6'0" x 8'0"
Living room 17'0" x 14'0"	Foyer 6'0" x 8'0"
Recreation room 14'0" x 16'0"	Kitchen 12'0" x 12'0"
Other 23'0" x 19'0"	Dining room 10'0" x 13'0"
Bedroom 11'10" x 10'10"	Living room 12'0" x 22'0"
Bedroom 10'10" x 10'10"	

Listing Presented By:



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Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

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