



2250 Auto Road Salmon Arm British Columbia

\$619,900

This well-cared-for and thoughtfully updated bi-level home offers 3 bedrooms and 3 bathrooms and is set on a 0.17-acre lot. Over the years, numerous upgrades have enhanced both comfort and value, including leaf filters on the gutters, windows, and roof; flooring, paint, and hot water tank; an electric fireplace insert (with the option to convert back to woodburning); and epoxy-coated garage flooring. The bright, functional kitchen features an efficient layout with an adjoining dining area, while the inviting living room showcases a cozy fireplace. Step directly from the dining area onto the covered 11'9" x 12' deck--perfect for relaxing or entertaining. The main floor includes a primary bedroom with an ensuite, two additional bedrooms, and a full bathroom. Downstairs, a spacious family room offers excellent flexibility with potential for a fourth bedroom, and the basement also includes home office/den or mud room, laundry/utility room, along with an additional full bathroom--ideal for growing families. Exterior highlights include patio area, RV parking, and a single-car garage (25'3" x 11'5"). Conveniently located within walking distance to schools, parks, trails, and Kin Park, this property delivers a desirable blend of space, location, and lifestyle--an excellent opportunity for first-time buyers or investors. (id:6769)

3pc Bathroom 8'2" x 6'7"

Den 13'5" x 7'4"

Laundry room 10'7" x 7'4"

Family room 25'10" x 12'3"

Foyer 6'3" x 5'

Bedroom 10'8" x 9'11"

Bedroom 9'4" x 8'11"

2pc Ensuite bath 5'3" x 4'

Primary Bedroom 9'11" x 12'4"

4pc Bathroom 9'11" x 4'11"

Living room 16'10" x 12'10"

Dining room 9'11" x 7'6"

Kitchen 9'11" x 9'

Listing Presented By:



Originally Listed by:
REMAX Shuswap Realty

<http://www.lindaclarke.ca/>



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.