



## 4811 10A Avenue 24 Salmon Arm British Columbia

\$324,900

Discover Lakeland Mobile Home Park with this custom-designed 2015 residence. The home currently offers a spacious two-bedroom, two-bathroom layout, though the versatile den can easily be transformed into a third bedroom to suit your lifestyle. At the center of the home, an open-concept living, dining, and kitchen area creates an inviting atmosphere for entertaining, featuring ample cabinetry, generous counter space, and a central island for extra prep work and storage. Thoughtfully designed for privacy, the layout places the primary suite--featuring its own full ensuite--on the opposite side of the living space from the guest bedroom and den. Practicality is prioritized at the rear entrance, where a functional foyer doubles as a mudroom for organized storage of coats and footwear. For parking, a single-car carport provides sheltered coverage, supplemented by a driveway with room for two additional vehicles. A large, maintenance free yard will leave time for relaxation on your private patio tucked behind the carport, providing a shaded sanctuary for warm summer nights. Two dedicated sheds handle all your seasonal storage and tool needs. Situated just a quick drive from uptown shopping and local schools. Outdoor enthusiasts will appreciate being near the recreational hub of Canoe, with convenient access to the shores of Shuswap Lake and several premier golf courses nearby. (id:6769)

Foyer 9'5" x 6'11"

Full bathroom 10'0" x 5'4"

Full ensuite bathroom 9'4" x 5'1"

Den 10'2" x 10'0"

Bedroom 10'1" x 9'11"

Primary Bedroom 13'9" x 13'1"

Living room 16'2" x 12'9"

Kitchen 12'9" x 10'6"

Listing Presented By:



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