



2580 1 Avenue Salmon Arm British Columbia

\$678,000

GREAT LOCATION & EXCELLENT VALUE! First time on the market, solidly built family home in Sherwood Forest on private 0.18 ac in an established, quiet neighbourhood. This home is close to schools, college, recreation centre, tennis, arena, playing fields, trails, transit and only a few minutes drive to the amenities at both Uptown & Downtown Salmon Arm. The home, which includes a non-conforming suite, was substantially renovated in 2000 to provide a spacious kitchen/dining room with access to the deck and backyard. A perfect layout for family and friends to gather. Also on the main floor you will find the large living room with gas fireplace, primary bedroom with large ensuite including a soaker tub, second bedroom, and 4 pc main bath with laundry. The basement suite features a living room with natural gas space heater, kitchen, dining area, 2 bedrooms and a 4 pc bathroom with laundry. The connecting stairs to the main floor could be easily opened up to make a 4 bedroom family home with a cozy rec room, or a 5th bedroom, and a second kitchen. What a great space for the teens in the family! Wander in the shaded backyard where you will find a patio ready for your outdoor furniture (or kids play area), and a handy shed for the gardener. Recent improvements include 2024 high efficiency gas furnace, painting upstairs and down, new patio doors, new light fixtures and more. Quick possession possible is possible. Book your viewing today! (id:6769)

Utility room 7'3" x 3'10"

4pc Bathroom 10'6" x 7'9"

Bedroom 13'10" x 10'7"

Bedroom 10'7" x 11'6"

Kitchen 10'11" x 8'1"

Dining room 14'4" x 10'7"

Living room 17'11" x 12'10"

Bedroom 14'8" x 10'6"

3pc Ensuite bath 12'5" x 7'6"

Primary Bedroom 13'2" x 11'11"

4pc Bathroom 7'11" x 7'

Dining room 10'6" x 11'9"

Kitchen 10'9" x 19'8"

Living room 18'10" x 15'1"

Foyer 7' x 12'8"

Listing Presented By:



Originally Listed by:

Royal LePage Access Real Estate



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.