



## 261 7 Street Salmon Arm British Columbia

\$619,000

GREAT INVESTMENT OPPORTUNITY! Welcome to 261 7th Street SE, a fantastic property located in downtown Salmon Arm. This versatile property is ideal for investors or those looking for a home with a mortgage helper. Featuring a total of 5 bedrooms and 3 baths, this home offers ample space for extended family living. The main level boasts 2 bedrooms, an office, and a spacious living area. Enjoy the convenience of a gas stove, plenty of cabinet space, and beautiful hardwood cabinetry with soft-close doors in the kitchen. Step out onto the lovely deck off the living room and soak in the stunning lake views while sipping your morning coffee. Downstairs, you'll find a bonus bedroom and a convenient laundry room. The renovated non-legal suite comes with its own separate entrance, ensuring privacy for tenants. With 2 bedrooms, its own laundry facilities, and a soundproof ceiling, this suite provides comfortable and independent living space. Additional features include updated windows, flooring, and a small workshop for your DIY projects. There's plenty of parking available, and the downtown location provides easy access to all amenities. Don't miss out on this opportunity to own a well-maintained property with income potential in a prime location. Schedule your viewing today and imagine the possibilities! (id:6769)

Laundry room 11'9" x 7'0"

Kitchen 12'5" x 13'5"

Bedroom 9'11" x 11'3"

4pc Bathroom 6'7" x 7'1"

Laundry room 7'11" x 6'2"

Bedroom 12'10" x 9'4"

Bedroom 9'7" x 5'8"

Living room 12'1" x 24'2"

Primary Bedroom 13'2" x 11'3"

Kitchen 13'2" x 16'9"

Bedroom 10'7" x 11'8"

4pc Bathroom 7'0" x 7'1"

3pc Ensuite bath 5'2" x 6'5"

Listing Presented By:



Originally Listed by:

Century 21 Executives Realty Ltd.

<http://www.saragalusha.com/>



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