



## 1231 10 Street 3 Salmon Arm British Columbia

\$599,900

Rare offering in the sought-after 55+ gated community, The Village at 10th & 10th! This well maintained 2-bedroom, 2 bathroom rancher is located in one of Salmon Arm's most desirable retirement communities, just steps from Piccadilly Mall, grocery stores, and other key amenities. This bright, open concept home features vaulted ceilings in the living and dining areas, a spacious kitchen with eating bar, and a new furnace for year-round comfort. The large primary bedroom offers plenty of space and direct access to the full bathroom. Enjoy easy, level entry with no stairs into the home or attached single-car garage. The property sits on a flat lot with a flat driveway perfect for accessibility. Additional features include: Single-car garage, RV parking available through strata, Low strata fees of \$120/month, appliances, new furnace, One small pet allowed (with strata approval) No rentals permitted. Built in 2006, this home is ideal for those seeking a quiet, well-kept community with all major amenities close by. Quick possession possible. (id:6769)

Utility room 7'1" x 4'3"

Primary Bedroom 13'11" x 12'4"

Living room 14'7" x 12'9"

Kitchen 14'3" x 12'7"

Dining room 14'3" x 11'2"

Bedroom 10'6" x 13'1"

4pc Bathroom 8'5" x 6'

3pc Bathroom 8' x 6'

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty

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