



## 1231 10 Street 3 Salmon Arm British Columbia

\$579,999

Rare opportunity in The Village at 10th & 10th, a desirable and well-kept 55+ community. This beautifully maintained 2 bed, 2 bath rancher offers the perfect blend of comfort, convenience, and low-maintenance living, all within easy walking distance to Piccadilly Mall, grocery stores, pharmacies, medical offices, restaurants, and everyday amenities. Step inside to a bright, welcoming layout featuring vaulted ceilings, an open living and dining area, and a functional kitchen with an eating bar, ideal for casual meals or entertaining. The spacious primary bedroom easily accommodates larger furniture and offers direct access to a full bathroom. Designed for true single-level living, this home has no stairs, making it an excellent choice for downsizers or anyone seeking accessible comfort. A flat driveway and attached single-car garage add to the everyday ease. Recent upgrades include a newer furnace and hot water tank, providing peace of mind and year-round efficiency. Outside, enjoy a quiet, friendly community where pride of ownership is evident throughout. RV parking is available through the strata, and the low strata fee of \$120/month helps keep ownership affordable. Additional highlights include appliances included, one small pet permitted with approval, and a well-managed strata. Quick possession is available. If you've been searching for a lock-and-leave lifestyle in a welcoming community close to everything Salmon Arm has to offer, this is a rare opportunity to enjoy comfort, simplicity, and convenience in one complete package. (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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