



# 851 5 Avenue 304 Salmon Arm British Columbia

\$287,000

Enjoy affordable low-maintenance living in this top-floor condo featuring two bedrooms, Primary bedroom boasts a walk thru closet to full 3 piece ensuite, 2nd bedroom features extra garden doors that open to the main living area & could be used as a personal office or art studio. The seller installed Brand new custom light filtering roller shades on all windows in 2021. For ease of care there is laminate flooring through out and linoleum flooring in baths & kitchen. The Samsung fridge & stove & new deep porcelain sink & chrome faucet in the kitchen were installed in 2022. With a dedicated in-unit storage for added organization, the laundry room has top load Perform washer & dryer [purchased in 2021] with plenty of extra room. The strata fee includes heat and hot water, use of an inviting common party room with a full kitchen & a guest suite, ideal for gatherings or hosting company. Or enjoy fresh air relaxing with privacy on your covered east facing balcony- perfect for morning coffee and enjoying the sunrise. And this building is in a Prime location conveniently located 2 blocks from Piccadilly mall, and across from Blackburn Park & a bus stop right outside the front door for easy transit. It's a condo that combines comfort, convenience, and community--an ideal home for active, age-55-plus residents. (id:6769)

Other 10' x 6'

Laundry room 7' x 9'3"

4pc Bathroom 4'10" x 9'1"

Bedroom 9'3" x 11'7"

Other 4' x 6'5"

4pc Ensuite bath 6'3" x 8'6"

Primary Bedroom 12' x 14'

Living room 13'8" x 13'

Dining room 8' x 13'

Kitchen 8'3" x 9'

Listing Presented By:



Originally Listed by:

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