



# 601 Beatty Avenue 31 Salmon Arm British Columbia

\$549,900

Affordable living at its best! This 3 bed/2.5 bath home, situated on a corner lot in West Harbour Village, offers a carefree lifestyle with low maintenance fees that include water, sewer, lawn care, security, and snow removal. The open concept layout features a covered deck overlooking greenspace, providing privacy and a natural setting. The primary bedroom includes a 3 pc ensuite, and the spacious kitchen offers ample counter space. The living room is enhanced by a free-standing natural gas fireplace, two large additional bedrooms, plus a half bath with laundry and storage shelves. New vinyl flooring has been installed throughout the living room, dining room, primary bedroom and ensuite, and the second bedroom, and a new hot water tank installed 2023. If you are looking for a lifestyle of convenience and relaxation, West Harbour Village has you covered as it is within walking distance to shopping, the wharf and nature trails, and many other amenities. (id:6769)

Primary Bedroom 14'6" x 12'1"  
Living room 14'2" x 26'9"  
Kitchen 13' x 11'11"  
Other 20'1" x 21'11"  
Foyer 11'8" x 7'5"  
Dining room 13' x 10'7"

Bedroom 12'8" x 10'1"  
Bedroom 12'7" x 9'5"  
4pc Bathroom 7' x 8'3"  
3pc Ensuite bath 7'3" x 9'7"  
Partial bathroom 8'6" x 5'

Listing Presented By:



Originally Listed by:  
RE/MAX Shuswap Realty



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