



# 801 20th Street 32 Salmon Arm British Columbia

\$709,000

Welcome to Aspen Grove, one of Salmon Arm's most sought-after bare land strata communities. Tucked away at the end of a quiet cul-de-sac and steps from the Turner Creek Trail, this well-maintained rancher with a fully finished walk-out basement offers the perfect blend of comfort, convenience, and lifestyle. Main floor features an open-concept layout functional kitchen w/ pantry and stainless steel appliances, main floor laundry, a cozy gas fireplace, and access to a partially covered deck complete with gas BBQ hookup. The spacious primary bedroom includes a walk-in closet and full ensuite, while a second bedroom and full bathroom complete the main level. Downstairs, the fully finished walk-out basement offers a large family and recreation space, a third bedroom, full bathroom, and plenty of storage, making it ideal for guests, hobbies, or family gatherings. Recent updates include a new roof and hot water tank in 2025 and fresh interior paint throughout the main floor in 2026. Additional features include central air conditioning, underground irrigation, low-maintenance landscaping, a double garage, garden shed, and hot tub. Pet friendly with no age restrictions and low strata fees. Enjoy easy access to Turner Creek Trail, Uptown Askew's, the Salmon Arm Recreation Centre, Rogers Arena, Okanagan College, shopping, restaurants, and many everyday amenities. A great home in an exceptional location. Easy-care living without giving up space (id:6769)

Foyer 7'11" x 5'8"

4pc Bathroom 8'1" x 4'11"

Recreation room 37'2" x 16'4"

Bedroom 14'11" x 12'8"

Other 19' x 25'

4pc Bathroom 9'2" x 5'2"

3pc Ensuite bath 9'11" x 5'4"

Bedroom 10'4" x 9'8"

Laundry room 9'1" x 5'2"

Primary Bedroom 13'5" x 13'

Dining room 11'3" x 10'3"

Living room 15'11" x 14'11"

Kitchen 11'9" x 9'5"

Listing Presented By:



Originally Listed by:  
REMAX Shuswap Realty

<http://www.homeswithdeb.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.