



331 Fraser Avenue Salmon Arm British Columbia

\$599,000

Fantastic investment opportunity or ideal mortgage helper! Built in 2014, this well-designed home features two completely self-contained legal suites, each with its own laundry, hydro meter, private outdoor space, and separate entrance. The upper level offers a bright and spacious 3 bedroom, 2 bathroom layout with an open-concept design, functional kitchen with pantry, electric fireplace, and a generous primary bedroom complete with a private ensuite. Step out from the kitchen onto the covered deck, perfect for year-round enjoyment. Additional features include a single-car garage, heated concrete floors, and a heat pump providing for air conditioning. The above-ground lower suite features 2 bedrooms and 1 bathroom, an open living area with electric fireplace, covered patio, storage shed, heated concrete floors, and two dedicated parking spaces. The fenced yard is thoughtfully divided, providing separate outdoor living areas for each suite and added privacy for occupants. Fully rented with reliable tenants who would love to stay, this turnkey property offers immediate income and long-term investment potential in a low-maintenance package. (id:6769)

- Full bathroom 8'1" x 4'11"
- Bedroom 8'0" x 10'8"
- Primary Bedroom 10'3" x 12'5"
- Living room 17'4" x 14'0"
- Kitchen 12'0" x 11'3"
- Laundry room 5'0" x 8'0"
- Full bathroom 4'11" x 8'8"

- Bedroom 11'6" x 8'9"
- Bedroom 8'5" x 11'5"
- 4pc Ensuite bath 8'7" x 6'0"
- Primary Bedroom 11'3" x 11'5"
- Living room 16'7" x 16'4"
- Dining room 6'0" x 8'0"
- Kitchen 13'5" x 12'1"

Listing Presented By:



Originally Listed by:
REMAX Shuswap Realty

<http://www.stacerteam.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

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