



5180 70 Avenue Salmon Arm British Columbia

\$440,000

Welcome to Canoe Creek Estates, a bare land strata community just a five minute walk from the picturesque wharf and beaches of Shuswap Lake. This charming 3 bedroom, 2 bathroom mobile home on its own land offers a perfect blend of comfort and convenience, ideal for families, retirees, or anyone seeking a peaceful retreat. This home features three bedrooms, including a master suite with an en suite bathroom for added privacy and comfort. Enjoy the benefits of major updates, including newer windows, flooring, vinyl decking, plumbing, and roof, ensuring a worry-free living experience. With BC Hydro's upgrades, this home has improved draft protection and a newer bathroom fan, enhancing overall energy efficiency. Adjacent to the living room, the bonus room is perfect for an office, lounge, or play area for the kids. With three parking spaces and a garage currently used as storage and a workshop, you'll have plenty of room for vehicles and hobbies. The fully fenced yard offers a safe space for children and pets to play, while the mountain views provide a beautiful backdrop for outdoor relaxation. Low strata fees of just \$100 per month. This delightful home is ideally situated to enjoy the best of both worlds: peaceful living and quick access to the vibrant activities around the Shuswap. Don't miss out on this fantastic opportunity to own a piece of paradise. (id:6769)

- Workshop 14' x 23'
- Dining room 11'6" x 13'10"
- Other 11'6" x 12'2"
- Bedroom 11'7" x 8'8"
- Bedroom 11'6" x 12'2"
- 4pc Bathroom 8'5" x 5'
- 4pc Ensuite bath 8' x 11'7"
- Primary Bedroom 11'6" x 11'7"
- Living room 11'6" x 20'11"
- Kitchen 11'6" x 9'9"

Listing Presented By:



Originally Listed by:

Royal LePage Access Real Estate



Royal

LePage

#4002 - 2271 Harvey Ave , Kelowna, BC,

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

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