



## 2520 10 Avenue 6 Salmon Arm British Columbia

\$649,000

HIGHLY SOUGHT AFTER - downsizing 1 floor Rancher offering 3 beds (one as a Den) and 2 full baths along with a double garage and a short driveway that actually has room to park the cars! Located in the Hillcrest area, walking distance to the schools, field of dreams for soccer, Little Mountain for walking or biking trails. Fresh - bright and like new when you walk in - open concept with lovely quartz counters, soft close feature on the cupboards and drawers and there is an ideal closet used as a pantry. The primary bedroom has your own en-suite with a convenient walk in shower. Zero scape backyard is surprisingly private with ample space to sit out and enjoy the fresh air. The access to the full crawl space is thru the laundry room - great place to store luggage and all those seasonal items. The Hillcrest Mews is a wonderful little Bare Land Strata with manageable fees of \$50 per month. Don't hesitate as these smaller newer homes are few and far between and even better is the fact that there is NO GST on this one. (id:6769)

Other 14'0" x 10'0"

Other 20'0" x 18'0"

Laundry room 8'0" x 6'6"

4pc Bathroom 5'0" x 8'0"

Bedroom 10'0" x 11'0"

Bedroom 10'0" x 10'0"

4pc Ensuite bath 5'0" x 8'0"

Primary Bedroom 10'0" x 14'0"

Living room 12'0" x 16'0"

Dining room 9'0" x 12'6"

Kitchen 9'0" x 11'6"

Listing Presented By:



Originally Listed by:

RE/MAX 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.