



## 5211 Trans Canada Highway 6 Salmon Arm British Columbia

\$409,900

Affordable, year round living. Low monthly strata fees that includes water, sewer, insurance and yearly gross taxes of only \$1,247.00 with Geo-thermal heating makes this home an incredibly affordable place to call home. This 1,320 sqft 3 bedroom, 2 bathroom home features a spacious open living area with large pictures windows, 20' vaulted ceilings, exposed fir beams, hardwood flooring, ceramic tile, Shaker style cabinetry, designer fixtures/lighting, an upstairs loft with sitting area, master bedroom and ensuite bath. The homes come with full appliances, geothermal heat and A/C, parking for two vehicles, separate storage area and underground irrigation. Great access to Shuswap lake with the lake right at your door step!! No age restrictions, pets are allowed and rentals are allowed but no short term rentals allowed. This is Freehold land. This home shows like new and is priced to sell quick! Quick possession is possible. Call LB today to have a look. (id:6769)

3pc Ensuite bath 9'0" x 7'10"

Primary Bedroom 12'0" x 10'1"

Full bathroom 9'8" x 7'10"

Bedroom 9'0" x 11'4"

Bedroom 9'0" x 11'4"

Dining room 11'5" x 7'10"

Kitchen 11'5" x 16'3"

Great room 11'5" x 24'0"

Listing Presented By:



Originally Listed by:

Homelife Salmon Arm Realty.Com



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.