



630 Okanagan SE Avenue Salmon Arm British Columbia

\$549,000

Come home, feel comfortable, and be relieved with a home that won't need maintenance for many years. It's obvious this home was well cared for, and the work was done by someone who didn't cut corners. Always doing things right, with all permits required. Great layout, I'll let the pictures speak for themselves. This property is centrally located in Salmon Arm. New roof with added insulation. Upgraded electrical and plumbing with a highly efficient hot water on demand. Split system heat pump providing efficient heating and cooling with 3 heads for comfort in every room. Room in the system for a 4th heating and cooling head. Maybe the 4th head could be in a future garage? With the alley access, it really opens up the possibilities. I've counted three plum trees on the property! 7 min drive to the Salmon Arm Warf, fun fact it is recognized as the longest curved inland (or freshwater) wooden wharf in North America! 12 min drive to Canoe Beach! Enjoy every part of Shuswap Lake, which is a massive H shape, offering so much shoreline and things to do! 3 min Drive to McGuire Lake Park and 5 min drive to Blackburn Park. Salmon Arm is the largest city in the CSRD and has all the amenities you would expect. Yet a short drive and you're in nature. Enjoy the convenience of being just a short walk from local shops, cafés, restaurants, and everything this vibrant community has to offer. (id:6769)

Other 4'11" x 6'5"

Laundry room 17'2" x 5'11"

Living room 13'7" x 13'1"

Full bathroom 4'8" x 6'4"

Primary Bedroom 11'4" x 9'6"

Bedroom 11'4" x 9'7"

Kitchen 13'7" x 12'5"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

<http://vernonhomes.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.