



## 671 1 Avenue Salmon Arm British Columbia

\$549,000

Perfect for first-time buyers or those looking to downsize, this beautifully updated home offers comfort, flexibility, and a convenient location. The main floor features two bedrooms and a full bathroom, along with a spacious kitchen and bright, open dining and living areas that lead out to a fully covered deck. The lower level includes a non-conforming one-bedroom suite with a three-piece bathroom, separate entrance, and its own laundry. Outside, enjoy a low-maintenance yard complete with a firepit area and space for outdoor dining. With convenient lane access and ample parking, this property is both practical and inviting. Centrally located in downtown Salmon Arm, you'll be within walking distance to parks, shopping, and a wide range of amenities. (id:6769)

Laundry room 6'5" x 4'4"

3pc Bathroom 7'3" x 4'5"

Bedroom 10'7" x 12'5"

Dining room 10'11" x 12'2"

Living room 11'2" x 9'2"

Kitchen 9'4" x 6'11"

Laundry room 7'4" x 3'6"

Full bathroom 7'5" x 9'5"

Bedroom 10'10" x 11'5"

Other 7'4" x 4'4"

Primary Bedroom 11'3" x 9'7"

Living room 14'6" x 13'5"

Dining room 10' x 8'3"

Kitchen 12' x 11'4"

Foyer 11' x 5'6"

Listing Presented By:



Originally Listed by:

RE/MAX Shuswap Realty

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



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

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