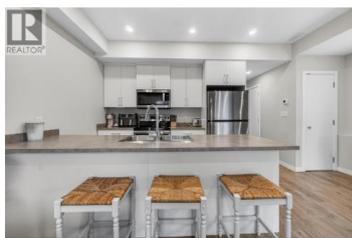


## 2081 11 Avenue 12 Salmon Arm British Columbia

NE Salmon Arm

# \$474,900



Modern townhome offering 1,168 sq ft of thoughtfully designed living space with 3-bedrooms, 2 bathrooms. Located in a prime uptown location—just a short walk to shopping, restaurants, and everyday amenities. The main floor features a bright, open-concept layout with a spacious kitchen complete with a large island and stainless steel appliances—perfect for casual meals or entertaining. The kitchen flows seamlessly into the living room where an electric fireplace adds warmth and character. Step out from the living area onto your patio which opens directly onto a large grassy area—ideal for kids, pets, or simply enjoying a bit of outdoor space. A welcoming foyer and single car garage complete the main level. Upstairs, all three bedrooms are conveniently located together, along with a dedicated laundry room. The primary bedroom features a walk-in closet and a 3-piece ensuite. One of the secondary bedrooms offers cheater ensuite access to the main bathroom, providing flexible functionality for guests or family members. Low-maintenance living, a functional family-friendly layout, and an unbeatable walkable location—this is an excellent opportunity for first-time buyers, downsizers, or investors alike. (id:6769)

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