



## 1453 Okanagan Avenue Salmon Arm British Columbia

NE Salmon Arm

**\$470,000**



First-Time Buyer, generational living or Investment Opportunity in Salmon Arm- Located just minutes from the Salmon Arm core, and very close to schools, shopping, medical clinics, & recreation facilities, this well-maintained half duplex offers exceptional flexibility and value. With over 1,800 sq. ft. of living space, this two-level home features 3 bedrooms and 2 bathrooms, and a bonus studio style living space in the main level making it ideal for first-time buyers, investors, or multi-generational living. Numerous updates have already been completed, including hot water tank, full air conditioning, gas furnace, roof, carpets, & plumbing. The main level has an enclosed carport adding extra storage & a second kitchen, creating excellent potential for extended family, a young adult wanting more independence, or added rental flexibility. The spacious backyard offers room to garden, entertain, & enjoy outdoor living. This is a simple two-unit strata duplex with no strata fees, shared insurance only, providing the benefits of ownership without monthly strata costs. Salmon Arm is known for its welcoming community atmosphere, organic farmers' markets, year-round recreation, & strong selection of children's activities & programs. With a relatively low cost of living for Interior BC and access to lakes, trails, & outdoor lifestyle amenities, it continues to attract both families a...



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