



## 111 Harbourfront Drive 2 Salmon Arm British Columbia

NW Salmon Arm

**\$620,000**



Welcome to Heron View, a quiet & well-maintained 55+ community offering a relaxed lifestyle in a central Salmon Arm location. This bright top-floor home offers 1,505 sq. ft. of thoughtfully designed living space with lake and mountain views. Vaulted ceilings, expansive windows, and a cozy fireplace create a warm and inviting living area, while the open dining space easily accommodates a full sized table and opens onto a balcony, perfect for enjoying morning sun and quiet surroundings. The home features 2 beds and 2 baths, including a spacious primary suite with walk-in closet, updated ensuite, & access to a second private balcony. This outdoor space offers the potential to be enclosed or converted into additional living space, such as expanding the primary bedroom - subject to strata approval. A standout feature is the double garage, providing excellent storage and workspace, along with additional storage room. Centrally located just minutes to the hospital, mall, shopping, dining, walking trails, & bird sanctuary, this move-in-ready home offers comfortable, low-maintenance living in a prime location. Features a spacious, updated kitchen, lots of cabinetry, updated appliances, sound-reducing vinyl plank flooring, In-suite laundry & central vacuum, updated hot water tank, baseboard heating & gas fireplace, security system,, chair lift available (optional inclusion) 2 balconie...



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