



# 1020 12 Street Salmon Arm British Columbia

\$695,000

In the heart of Salmon Arm, nestled on a serene 0.36-acre parcel of land, sits a charming 3-bedroom, 2-bathroom home that exudes character and warmth. As you step inside, you are greeted by a cozy atmosphere accentuated by the rich wood features that adorn the interior. The house has recently undergone exciting improvements, boasting fresh paint that breathes new life into the space, plush new carpeting and vinyl flooring. This is a solid, well built home, and could be move-in ready or updated to your preference of style. On the main floor, you'll find a nice sized entryway, small office, large rec room, large bedroom and full bathroom. Tucked inside the rec room is a small workshop and storage room. Upstairs, you'll find a stately primary bedroom, another full bathroom, and second bedroom. Laundry is conveniently located between the two bedrooms in the hallway. Vaulted ceilings are present in the dining and living room area that leads to the kitchen and out onto the large covered deck with an expansive lake view. One of the most enchanting aspects of this property is the breathtaking view of Shuswap Lake that can be enjoyed from various vantage points throughout the home. Convenience is key with this property, as it is ideally located 3 minutes from Highway 1, making commuting a breeze. Additionally, being just a stone's throw away from downtown Salmon Arm means that shopping, dining, and entertainment options are always within reach. This great home won't last long! (id:6769)

Dining room 11' x 11'5"  
 Bedroom 12' x 10'9"  
 Living room 20' x 14'  
 4pc Bathroom 8'3" x 7'  
 Primary Bedroom 14'3" x 12'

Office 9' x 7'5"  
 Foyer 12' x 11'  
 Workshop 13'8" x 8'  
 Family room 19'9" x 13'9"  
 Bedroom 11'9" x 13'

Kitchen 16'5" x 8'  
 Storage 14' x 6'

3pc Bathroom 8'5" x 4'5"

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