



## 3063 Hornsberger Road 15 Salmon Arm British Columbia

\$264,900

This beautifully updated 2 bed, 2 bath home is ideally located just a short walk to the local corner store with gas, elementary school, library, community hall, seniors centre, scenic trails, and bike path leading to Silver Creek Community Park. And still only 20 minutes from downtown Salmon Arm. Step inside to a bright, open-concept layout featuring extra-large windows that flood the living and dining areas with natural light. The home has been thoughtfully updated with durable vinyl tile flooring throughout, with enough additional materials included for a planned future ensuite upgrade. Enjoy peace of mind with new skirting and professional levelling completed last year. The spacious primary bedroom offers a built-in closet and private 4-piece ensuite. While the 2nd bathroom has been upgraded into a convenient ensuite giving family members or guests additional privacy. Second bedroom is currently used as an exercise room and easily converted into a guest suite with a cabinet Murphy bed. Outside, you'll find a covered deck with optional patio, low-maintenance landscaping, a storage shed, and access to a storage compound behind the park. A wheelchair ramp is also neatly stored under the deck for future use if needed. Pet lovers will appreciate that this is one of the few parks allowing larger dogs (with park approval) please request park rules for full details. A fantastic opportunity for comfortable, flexible living in a welcoming community! (id:6769)

4pc Ensuite bath 8' x 9'8"

Primary Bedroom 17'10" x 13'

Laundry room 5'4" x 7'3"

Kitchen 15'7" x 5'5"

Dining room 10'3" x 7'8"

Living room 14'5" x 13'1"

3pc Ensuite bath 5' x 7'4"

Bedroom 9'3" x 13'11"

Listing Presented By:



Originally Listed by:

RE/MAX Shuswap Realty

<http://www.shuswaphouses.ca/>



Royal

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