



## 1730 36 Street Salmon Arm British Columbia

\$659,000

QUIET NEIGHBOURHOOD! Located in Salmon Arm's highly sought-after North Broadview area, this 3-bedroom, 2-bathroom home sits on a spacious 0.39-acre lot. The main floor features an open-concept layout with a bright kitchen, dining, and living area, creating an ideal space for everyday living. Two bedrooms and a full bathroom complete the upper level, while the large partially covered deck off the dining room offers the perfect spot to relax and enjoy the outdoors. The lower level includes a third bedroom, full bathroom, spacious family room with direct access to the attached workshop, laundry area and cold room. For those needing extra storage, parking, or room for hobbies, the detached 23' x 19' garage with automatic door is ideal for vehicles, recreational toys, or additional workspace. Large lots like this are becoming increasingly hard to find, offering plenty of room for gardens, play areas, future projects, or simply enjoying extra privacy. (id:6769)

Workshop 17'5" x 14'5"

Other 4'11" x 5'3"

Utility room 5' x 3'

Laundry room 10'11" x 11'8"

Bedroom 12'5" x 11'7"

Family room 33'4" x 11'8"

3pc Bathroom 6'9" x 6'7"

4pc Bathroom 8'7" x 6'7"

Bedroom 12'5" x 9'9"

Primary Bedroom 11'5" x 8'7"

Living room 12' x 13'

Dining room 12' x 13'8"

Kitchen 12' x 11'3"

Listing Presented By:



Originally Listed by:  
REMAX Shuswap Realty

<http://www.rochelledale.com/>



Royal

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