



## 2150 1 Avenue Salmon Arm British Columbia

\$659,000

PERFECT FAMILY HOME.....Pride of ownership shines throughout this lovingly maintained 3-bedroom plus den, 2-bath home, set on a spacious 0.34-acre lot in a family-friendly neighborhood. Thoughtful updates blend comfort and function, creating a home designed for everyday living. Enjoy the updated kitchen, opening onto a generous 30' x 12' covered deck--perfect for hosting gatherings or enjoying quiet evenings with those closest to you. A bright and welcoming living room with a wood-burning fireplace sets the scene for cozy winter nights. Three comfortable bedrooms and an updated main-floor bathroom with double sinks complete the upper level. The welcoming lower level offers a spacious family room with gas fireplace, den, full bathroom, laundry, ample storage, a cold room, and convenient access to the oversized single garage.. Additional upgrades include furnace and central air installed in 2020, along with newer windows. Ideally located within walking distance to schools and sports facilities, this home offers the perfect balance of space, comfort, and lifestyle. Mature landscaping with U/G sprinklers, shed, fire pit and extra parking. Don't miss out on this one. (id:6769)

Storage 21' x 12'

3pc Bathroom 5'9" x 6'6"

Laundry room 10'6" x 9'

Other 12' x 4'

Den 12'4" x 9'7"

Family room 24' x 13'

Foyer 9'9" x 6'2"

5pc Bathroom 9'7" x 4'3"

Bedroom 12'2" x 9'8"

Bedroom 9'7" x 8'6"

Primary Bedroom 13'1" x 10'7"

Living room 16'9" x 13'

Dining room 7'8" x 7'

Kitchen 9'9" x 9'7"

Listing Presented By:



Originally Listed by:

RE/MAX Shuswap Realty

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Royal

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