



## 2270 21 Street Salmon Arm British Columbia

\$609,900

This charming home is nestled in Bastion subdivision, just a short walk from both Bastion Elementary and the high school, making it an ideal location for families. Its central position between uptown and downtown offers easy access to a variety of amenities, while being tucked away in a quiet neighborhood with no through traffic. This inviting family home features 3 spacious bedrooms on the main floor, including a primary suite complete with an ensuite bathroom for added privacy. The living area is cozy and welcoming, featuring a natural gas fireplace that adds warmth and ambiance, perfect for those colder months. The kitchen has been thoughtfully updated, with ample cabinetry for all your storage needs. Adjacent to the dining room, you'll find patio doors that lead out to a lovely backyard deck, offering a shaded spot to relax and unwind. Downstairs, the basement boasts a large family room, where part of the space could be converted into a 4th bedroom. There's also a small workshop area for any DIY projects, as well as plenty of storage space to keep everything organized. Outside, the property includes a 2-car carport, as well as additional parking for extra vehicles. The corner lot provides ample yard space, perfect for children and pets to play, and offers plenty of room for gardening enthusiasts to create their dream garden. With its convenient location, thoughtful layout, and plenty of space both inside and out, this home is an excellent choice for any growing family. (id:6769)

Laundry room 11'10" x 6'1"

Storage 11'10" x 9'6"

Workshop 15'5" x 11'10"

Family room 24'8" x 13'8"

Full bathroom 10'0" x 7'3"

Bedroom 8'9" x 8'8"

Bedroom 11'11" x 11'5"

Partial ensuite bathroom 4'9" x 4'6"

Primary Bedroom 13'6" x 11'11"

Dining room 13'1" x 10'1"

Kitchen 10'1" x 8'10"

Living room 16'10" x 14'8"

Listing Presented By:



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