



# 5161 63 Avenue 23 Salmon Arm British Columbia

\$299,000

Move-in ready and offering quick possession, this beautifully maintained 2021 built home is the perfect opportunity to downsize and enjoy the peaceful Shuswap lifestyle. Located in Cedar Crescent Mobile Home Park, a sought-after 55+ community in Canoe, this 2 bedroom, 2 bathroom home combines modern finishes with the ease of low maintenance living, all surrounded by mature trees and a tranquil setting just 10 minutes from Salmon Arm. The bright, open-concept layout offers a spacious kitchen with ample cabinetry that flows effortlessly into the living and dining areas, creating an inviting space for everyday living or entertaining. The primary bedroom features a walk-in closet and private ensuite, while the second bedroom is ideal for guests, hobbies, or a home office. Step outside onto the generous deck to enjoy your morning coffee, host summer BBQs, or simply unwind while taking in the peaceful surroundings. A storage shed provides plenty of room for your gardening tools and outdoor equipment. Enjoy being just minutes from Club Shuswap Golf Course, Canoe Beach, Park Hill's hiking and biking trails, and the popular Canooligans Pub. Offering the perfect balance of nature and convenience, this home is an excellent opportunity to enjoy relaxed, affordable living in one of Canoe's most desirable 55+ communities. 1 Pet 16" Pad Rent \$635 (id:6769)

Primary Bedroom 12'9" x 11'8"

Living room 12'9" x 10'6"

Laundry room 5'1" x 6'11"

Kitchen 12'9" x 17'2"

Dining room 12'9" x 4'6"

Bedroom 10'4" x 9'11"

4pc Ensuite bath 8'4" x 5'

4pc Bathroom 7'11" x 4'11"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty

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Royal

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