



801 20th Street 32 Salmon Arm British Columbia

\$709,000

Welcome to Aspen Grove, one of Salmon Arm's most sought-after bare land strata communities. Tucked away at the end of a quiet cul-de-sac and steps from the Turner Creek Trail, this well-maintained rancher with a fully finished walk-out basement offers the perfect blend of comfort, convenience, and lifestyle. Main floor features an open-concept layout functional kitchen w/ pantry and stainless steel appliances, main floor laundry, a cozy gas fireplace, and access to a partially covered deck complete with gas BBQ hookup. The spacious primary bedroom includes a walk-in closet and full ensuite, while a second bedroom and full bathroom complete the main level. Downstairs, the fully finished walk-out basement offers a large family and recreation space, a third bedroom, full bathroom, and plenty of storage, making it ideal for guests, hobbies, or family gatherings. Recent updates include a new roof and hot water tank in 2025 and fresh interior paint throughout the main floor in 2026. Additional features include central air conditioning, underground irrigation, low-maintenance landscaping, a double garage, garden shed, and hot tub. Pet friendly with no age restrictions and low strata fees. Enjoy easy access to Turner Creek Trail, Uptown Askew's, the Salmon Arm Recreation Centre, Rogers Arena, Okanagan College, shopping, restaurants, and many everyday amenities. A great home in an exceptional location. Easy-care living without giving up space (id:6769)

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| Foyer 7'11" x 5'8" | Bedroom 10'4" x 9'8" |
| 4pc Bathroom 8'1" x 4'11" | Laundry room 9'1" x 5'2" |
| Recreation room 37'2" x 16'4" | Primary Bedroom 13'5" x 13' |
| Bedroom 14'11" x 12'8" | Dining room 11'3" x 10'3" |
| Other 19' x 25' | Living room 15'11" x 14'11" |

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