



# 361 2 Street Salmon Arm British Columbia

\$649,000

Bright, updated, and exceptionally well cared for, this lovely 4 bedroom, 2 bathroom home offers comfort, functionality, and charm in a fantastic location close to town, amenities, and recreation. The spacious living room features large windows that fill the home with natural light and direct access to the relaxing front porch - the perfect place to unwind. The updated kitchen has lots of cabinet and counter space to cook your favorite meals. There are 3 bedrooms and one bathroom on the main floor, and one of the bedrooms has currently been converted into a main floor laundry room / office. If you wish to reclaim the use of this 3rd bedroom, hookups are still in place downstairs. Enjoy year-round comfort with in-floor heat plus two new mini-split heating/cooling units installed in 2024. Additional major upgrades include a brand new hot water tank, new 200 amp electrical service to the home, and 100 amp service to the detached shop. Windows are approximately 10 years old and the roof approximately 8 years old. Outside, enjoy the private backyard with irrigated veggie gardens (as well as irrigation our front) and easy alley access. The large detached shop with in-floor heat and 100 amp service is ideal for hobbies, storage, or projects. Situated on an easy-access lot in a lovely neighborhood, this bright and welcoming property is move-in ready and full of value. (id:6769)

Full bathroom Measurements not available  
Mud room 9'3" x 12'10"  
Family room 13'9" x 8'2"  
Recreation room 21'2" x 16'2"  
Bedroom 10'8" x 10'7"  
Full bathroom Measurements not available

Bedroom 9'11" x 8'3"  
Bedroom 9'11" x 12'4"  
Primary Bedroom 11'11" x 12'4"  
Living room 16'7" x 13'8"  
Kitchen 23'5" x 11'6"

Listing Presented By:



Originally Listed by:  
REMAX Shuswap Realty

<http://dorismills.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.