



## 1449 1st Avenue 403 Salmon Arm British Columbia

\$429,900

Bright & Stylish -- Level Entry Townhome in Orchard Park Terrace! Discover comfort, convenience, and exceptional value in this corner-unit second-floor townhome. Step inside this no-stair, level entry home and enjoy a modern open concept layout featuring: 2 spacious bedrooms + a versatile den (perfect as a third bedroom, office, or hobby room), 2 full bathrooms for added convenience, a custom kitchen with stainless steel appliances, shaker style cabinetry, and plenty of storage plus a storage/utility room. Quality finishes throughout, including hardwood floors, ceramic tile, and plush carpeting. In-suite laundry. Built with ICF construction, this home offers energy efficiency and year-round comfort. As a bright corner unit, it features natural light throughout, creating a warm and welcoming atmosphere, along with a covered deck to enjoy the views. Perfectly located close to schools, shopping, parks, and other amenities, this home is an excellent choice for first-time buyers, downsizers, or investors. Assigned parking right outside your front door. Fantastic investment opportunity -- reliable tenant already in place and interested in staying. This level-entry townhome checks all the boxes. Act fast, opportunities like this don't come often! (id:6769)

Storage 9'3" x 3'5"

4pc Bathroom 8'9" x 4'10"

Den 8'1" x 8'8"

Bedroom 8'8" x 9'10"

3pc Ensuite bath 6'5" x 8'6"

Primary Bedroom 11'10" x 11'9"

Dining room 10'7" x 13'3"

Kitchen 8'10" x 9'9"

Living room 13'3" x 11'1"

Foyer 3'8" x 7'2"

Listing Presented By:



Originally Listed by:  
RE/MAX Shuswap Realty

<http://www.lindaclarke.ca/>



Royal

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