



# 1449 1 Avenue 404 Salmon Arm British Columbia

\$400,000

Level-entry townhome in Orchard Park Terrace! This second-floor, no-stair unit is the perfect home for first-time homebuyers or those looking to downsize. Enjoy modern comforts in this quality-built 2-bedroom plus den, 2-bathroom, 1,053 sq. ft. home. The open kitchen, dining, and living areas provide ample space for everyday living, with access to a covered deck where you can enjoy all four seasons. The primary bedroom features its own private ensuite, while a second bedroom, den, full bathroom, and laundry complete the thoughtfully designed layout. Quality finishes throughout, with hardwood flooring, tile and shaker style cabinetry. ICF construction provides excellent soundproofing and insulation. This pet and rental-friendly development (some pet restrictions apply) includes two parking stalls, one designated and access to an additional unassigned space. Monthly strata fees are \$200. Conveniently located close to downtown Salmon Arm, schools, and recreation, this is a great opportunity to enjoy comfortable, low-maintenance living in a well-designed home. (id:6769)

Laundry room 3' x 3'  
4pc Bathroom 8'7" x 4'11"  
Bedroom 9'10" x 8'3"  
3pc Ensuite bath 8'6" x 6'4"

Primary Bedroom 11'11" x 11'9"  
Dining room 13'2" x 8'6"  
Living room 13'2" x 12'7"  
Kitchen 9'9" x 8'10"

Listing Presented By:



Originally Listed by:  
REMAX Shuswap

<http://www.rochelledale.com/>



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