



5391 69 Avenue Salmon Arm British Columbia

\$349,000

CALLING ALL FIRST TIME HOMEBUYERS! This adorable and meticulously maintained 3-bedroom, 2-bathroom home in Canoe Creek Estates offers the perfect opportunity to own your own land at an affordable price. Pride of ownership is evident throughout, with a thoughtful layout featuring a spacious primary bedroom with direct access to the main bathroom, plus two additional bedrooms connected by a convenient 2-piece bath. The bright and inviting living room with sliding glass doors gives access to a charming covered deck, the perfect place to relax and enjoy the tranquil water feature and beautifully landscaped yard. A garden area, storage shed, and additional rear parking add to the appeal of this desirable property. Move in ready, this great package is walkable to the beach, boat launch, pub, grocery store and the North Canoe Elementary school. Strata fee \$115/month. (id:6769)

Mud room 7'10" x 7'

Partial bathroom 7'5" x 3"

Bedroom 9'7" x 7'5"

Bedroom 7'5" x 9'7"

4pc Bathroom 6'11" x 7'4"

Primary Bedroom 10'5" x 9'9"

Living room 15'11" x 12'8"

Kitchen 12'7" x 11'5"

Listing Presented By:



Originally Listed by:
REMAX Shuswap Realty

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



Royal

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