



## 70 18 Street Salmon Arm British Columbia

\$689,900

GREAT LOCATION for this 3 bedroom/2 bathroom family home. The comfortable layout of the main level features an L-shaped livingroom/dining area that leads out onto a large enclosed 3 season sunroom & deck. The kitchen is very user friendly with lots of cabinets and storage. Updated flooring throughout, crown moulding and some updated lighting. The lower level has the 3rd bedroom, a large utility/storage room and a huge family room with bar area. A 4th bedroom or den could easily be added in the basement. The single car garage is over 23ft long. Private yard. Newer roof is only 3.5 years old. Plenty of storage in the 12 x 20 ft shed. A fruit lover? Enjoy the cherries, raspberries and blueberries currently planted. This home is in a great neighbourhood & close to everything including schools, walking trails, easy walking distance to downtown. This home is a must see. (id:6769)

3pc Bathroom 5'3" x 6'2"

Other 5'2" x 11'3"

Bedroom 10'7" x 9'11"

Recreation room 22'0" x 24'4"

Storage 11'0" x 8'10"

Utility room 11'1" x 14'1"

4pc Bathroom 8'6" x 4'11"

Bedroom 8'8" x 12'5"

Dining room 11'5" x 9'7"

Foyer 9'0" x 7'3"

Kitchen 11'0" x 13'5"

Living room 12'0" x 20'11"

Primary Bedroom 11'10" x 12'0"

Sunroom 12'1" x 21'2"

Listing Presented By:



Originally Listed by:  
eXp Realty

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Royal

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