3350 10 Avenue 70 Salmon Arm British Columbia

$289,900

#70-3350 10 Ave NE is an impeccably maintained 3 bed/2 bath home on a lovingly landscaped lot designed for outdoor enjoyment. Complete with your own sandy "beach", water features, large garden shed, and covered carport. The interior offers a spacious 1,568 sqft of living space plus an enclosed sun porch, currently set up as your own private hot tub spa--perfect for cool evenings. Recent major improvements include a furnace and A/C (2023), upgraded PEX plumbing (2021), HW tank (2020), and a roof replaced in 2017 with 40-year limited lifetime IKO Cambridge shingles--making this an affordable, truly move-in ready home. Inside, you'll find a large bright kitchen with plenty of counter and cupboard space for all your baking needs, plus a cozy breakfast nook for your morning coffee. The dining area offers peaceful views of Bastion Mountain and an apple orchard, with no homes in front to block your view. The suntube in the central living room area allows even more natural light inside, and a beautiful gas fireplace creates a welcoming space to relax. A fresh, modern colour scheme adds a clean, updated touch throughout. The spacious primary bedroom with en-suite is thoughtfully set apart for privacy, while the second bedroom and 3rd bed/flex room make this home ideal for families or retirees alike. Evergreen MHP is highly sought-after for its proximity to schools, groceries, gas, and the rec centre for an easy active lifestyle. (id:6769)

Sunroom 16'7'' x 10'9''
Laundry room 9'4'' x 7'9''
Full bathroom 9'7'' x 4'11''
Bedroom 13'0'' x 9'6''
Bedroom 13'9'' x 12'9''
3pc Ensuite bath 12'11'' x 5'4''
Primary Bedroom 12'10'' x 11'10''
Living room 15'10'' x 13'1''
Dining room 12'7'' x 13'
Dining nook 10'7'' x 8'11''
Kitchen 12'10'' x 12'0''

Listing Presented By:

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