



## 80 6 Street Salmon Arm British Columbia

\$599,000

This large 1912 home sits on a 0.18-acre lot in a prime location next to City Hall, with Fletcher's Park, coffee shops, and retail options just a short walk away. This home is suited, 2 bedrooms and 1 bathroom upstairs, and a 2 bedroom 1 bathroom suite in the walkout basement with shared laundry. Main floor has solid wood floors in the living room, along with a handy kitchen featuring a gas stove and easy access to a spacious attic for extra storage. The property also boasts a roomy shed, ideal for storage or a workshop, covered back deck, and firepit in the fenced back yard. With numerous updates already completed—including updated electrical and plumbing systems, a new hot water tank, and a new washer and dryer—this home is ready for you to add your personal touches and make it truly your own. The lovely backyard setting provides the perfect outdoor retreat in a vibrant, convenient neighborhood. (id:6769)

Storage 14'8" x 11'10"

Bedroom 18'3" x 10'11"

Utility room 11'7" x 6'1"

Storage 24'11" x 19'3"

Full bathroom 9'5" x 7'1"

Bedroom 11'3" x 6'11"

Bedroom 9'8" x 9'3"

Recreation room 14'6" x 14'1"

Kitchen 11'8" x 6'9"

Storage 5'8" x 3'5"

Full bathroom 11'7" x 8'3"

Bedroom 11'7" x 8'6"

Primary Bedroom 12'7" x 11'5"

Dining room 13'3" x 12'8"

Kitchen 13'5" x 11'2"

Living room 19'5" x 12'7"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives  
(Enderby)



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