



1361 30 Street 85 Salmon Arm British Columbia

\$245,000

Welcome to this comfortable 3 bedroom, 2 bathroom home tucked away in a quiet location at the back of Broadview Mobile Home Park. Well cared for with several recent improvements including new vinyl plank flooring, a new roof in 2023, new carport shelter (\$3000) and retaining wall completed in 2024. The spacious eat-in kitchen offers plenty of cabinetry and a peninsula breakfast bar. The primary bedroom features a walk-in closet and 4-piece ensuite. A versatile addition provides a generous 3rd bedroom, or easily use it as a family room, home office or hobby space. Enjoy the screened-in porch for relaxing or extra storage. Outside you'll find 2 storage sheds, a plum tree and plenty of space along the back/side yard for raised garden beds. With no neighbours directly behind and walking trails just outside your back door, the setting offers a little extra privacy and room to enjoy the outdoors. Located on a quiet dead-end road while still conveniently close to uptown and downtown shopping, recreation and amenities. 1 pet per site Pet size is restricted to a maximum 12 inches in height at shoulder when full grown (id:6769)

Laundry room 5'4" x 5'0"
4pc Bathroom 7'10" x 5'0"
Bedroom 13'9" x 11'9"
Bedroom 12'11" x 10'1"

4pc Ensuite bath 9'4" x 5'1"
Primary Bedroom 13'4" x 12'5"
Living room 21'1" x 13'4"
Kitchen 18'3" x 13'3"

Listing Presented By:



Originally Listed by:
REMAX Shuswap

<http://www.homeswithdeb.ca/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100
Fax:
sbuck56@gmail.com

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