



## 905 COTTONWOOD AVENUE Salmo British Columbia

\$399,900

This property may just have it all! Offering a meticulously cared-for home with 3 bedrooms, 2 bathrooms, and a centrally situated main living area, all on one level, making it ideal for a young family or someone wanting to downsize and eliminate stairs. Cozy up by the woodstove with a hot drink and a good book on a cold winter night, or enjoy the coolness the newly installed AC brings on a hot summer day. Outside, you will find a 24'x40' insulated workshop with easy alley access--I'll just let your imagination take you on that one! The fully fenced backyard is adorned with raised garden beds and berry bushes. The covered deck in the back provides an ideal space for BBQing and relaxing with family and friends. Recent upgrades include a new roof, heat pump, and hot water tank. If you are looking for a manageably sized, well-cared-for place to call home, this is a must-see. (id:6769)

Kitchen 13'5 x 9'6

Living room 13'8 x 10'6

Dining room 8'1 x 8'8

Other 9 x 11'7

Primary Bedroom 9 x 11'4

Ensuite Measurements not available

Bedroom 8'6 x 9'6

Bedroom 9 x 9

Full bathroom Measurements not available

Listing Presented By:



Originally Listed by:

Coldwell Banker Rosling Real Estate  
(NELSON)



Royal

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