



## 51 8 Avenue 15 Salmon Arm British Columbia

\$449,900

Welcome to the friendly 55+ community at Alcide Place! A great location close to all the amenities in two malls, town centre, Seniors Activity Centre, walking trail at Blackburn Park, and just steps to public transit. The main floor features an open concept living room, kitchen/ eating nook, and large primary bedroom with French doors that could easily be used for a formal dining room, media room, office, or hobbies. The main bathroom (walk-in shower & door to primary) and laundry complete the main floor. The main floor has been repainted and has a brand-new stove, fridge and dishwasher. Upstairs you will find 2 more good size bedrooms (professionally cleaned carpets) and a 4-pc bathroom. Natural light fills this home from 2 skylights and many windows. Parking is easy with an attached single garage and carport. And you will find good storage in the full concrete crawl space. This 19-unit strata development is self-managed; strata fees are \$300 per mo.; 1 dog 15" or less or up to 2 cats are allowed. The unit has access to Shuswap Street making it easy to welcome your guests through the front door. Quick possession possible! Book your appointment today and enjoy living made easy! (id:6769)

Bedroom 11'11" x 17'8"

Bedroom 11'10" x 17'8"

4pc Bathroom 8' x 7'8"

3pc Bathroom 8' x 8'5"

Primary Bedroom 11'9" x 14'

Kitchen 11'11" x 9'2"

Living room 11'11" x 15'1"

Listing Presented By:



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Royal LePage Access Real Estate



**Royal**

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
info@joepeters.ca

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