



## 811 21 Street Salmon Arm British Columbia

\$599,000

Centrally located 2-bedroom, 2-bath home with potential for customization. Features an open kitchen, large dining area, spacious living room, and a deck with mountain views and a peek of the lake. Secluded backyard with trees and shrubs. Main floor includes 2 bedrooms, with potential for 2 more in the unfinished basement. Large laundry room and ample storage space. Walking distance to schools, rec center, shops, and trails. Situated on 0.19 acres. **\*\*Features:\*\*** - 2 bedrooms, 2 bathrooms - Open kitchen and large dining area - Spacious living room - Deck with mountain and lake views - Private backyard with trees and shrubs - Unfinished basement with potential for 2 bedrooms or mother in law suite. - Large laundry room and ample storage - Walking distance to amenities - 0.19 acres of land **\*\*Additional Information:\*\*** - Potential for kitchen transformation - A/C and flooring installed - Walkout basement to backyard - Excellent location near amenities and recreational facilities - R-1 Zoning OCP-MEDIUM DENSITY (id:6769)

Full bathroom 3'3" x 5'1"

Den 12'11" x 11'2"

Primary Bedroom 9'0" x 13'

Bedroom 9'4" x 10'2"

4pc Bathroom 8'9" x 9'4"

Living room 20'7" x 13'5"

Dining room 10'1" x 13'9"

Kitchen 18'6" x 13'3"

Listing Presented By:



Originally Listed by:  
Century 21 Executives Realty Ltd.

<http://www.saragalusha.com/>



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