



# 171 Beatty Avenue 14 Salmon Arm British Columbia

\$450,000

Lake and Mountain View Downtown Townhouse. Welcome to this beautifully maintained 1438 SF, 2-bedroom, and 2-bathroom + office townhome. Located in the heart of downtown Salmon Arm and just steps away from the waterfront. Enjoy the private deck off the guest bedroom that offers a picturesque view of Shuswap Lake. The second private deck off the dining/living area provides a city and mountain view that is perfect for your morning coffee, hosting a BBQ or just an evening of relaxation. This bright home features brand new luxury vinyl flooring throughout, an open concept living, dining area, and a flexible office space ideal for remote work, extension of the kitchen area or a guest room. The spacious primary suite includes an en-suite bath and ample closet space, while the second bedroom and bath offer comfort and privacy for guests or family. Amenities such as local shopping, downtown markets and grocery stores all within walking distance. Take advantage of the underpass to avoid waiting for the trains, the beautiful walking/hiking trails that are dog-friendly and the around-the-clock bird watching in your very own bird sanctuary. Two brand new ECO air conditioning units come with this home and the gas fireplace is the only heat source you would need in the cooler months. Covered parking in your own designated spot, large well-kept lush grass yard space overlooking Shuswap Lake! No age or rental restrictions. (id:6769)

Dining room 10'11" x 10'8"

Office 8'5" x 11'1"

Bedroom 15'3" x 11'9"

Full bathroom 6'6" x 8'4"

Full ensuite bathroom 5'1" x 8'4"

Primary Bedroom 13'9" x 11'5"

Living room 15'3" x 13'0"

Kitchen 11'11" x 7'7"

Listing Presented By:



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RE/MAX Shuswap Realty

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



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