



# 1431 15 Street Salmon Arm British Columbia

\$749,000

This lakeview property offers an exceptional combination of space, potential, and location. Set on a flat, usable 0.5-acre lot with mature gardens and plenty of parking, it's an ideal spot for those looking to settle in a desirable neighborhood or invest in future options—including the possibility of future subdivision (buyer to verify). The 3-bedroom, 2-bathroom home features a functional floor plan with a spacious kitchen, dining room, and large living area—perfect for family life and entertaining. The home is well cared for and offers a fantastic canvas for modern updates and personal touches. A wood stove and fireplace add character and charm; while currently decorative only, they present an opportunity for restoration and added comfort. Step outside to a large deck overlooking the peaceful yard—ideal for relaxing, gardening, or hosting. Additional features include an oversized double garage, carport, garden shed, flat driveway, and ample space for RV parking, complete with a sani dump hook-up. Located just minutes from schools, trails, recreation, and amenities, this property combines everyday convenience with long-term potential. (id:6769)

Full bathroom 6'5" x 6'1"

Laundry room 20'11" x 9'10"

Family room 17'9" x 13'4"

Bedroom 11'1" x 13'7"

Bedroom 11'4" x 10'3"

Full bathroom Measurements not available

Primary Bedroom 12'3" x 10'2"

Dining room 7'4" x 10'1"

Living room 17'10" x 14'1"

Kitchen 12'5" x 10'1"

Listing Presented By:



Originally Listed by:  
RE/MAX Shuswap Realty

<http://dorismills.com/>



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.