



1660 22 Street Salmon Arm British Columbia

\$895,000

Beautiful family home in Salmon Arm offering a desirable location and main floor living, ready for you to move-in! This property features a prime location in Northeast Salmon Arm, only a short walk to Salmon Arm Secondary School and Bastion Elementary School. The property is also located close to local amenities such as restaurants, grocery stores, hiking trails, and only a five minute drive to downtown. With income potential from the non-conforming suite, this property has everything you need. The main floor offers a primary bedroom with a walk-in closet and five piece ensuite, kitchen with a pantry, dining area stepping out onto the balcony, living area, two guest bedrooms, and a mudroom off the double garage with laundry. The basement features a non-conforming suite for income potential, with a bedroom, kitchen, living area, four piece bathroom, laundry, and the option to add the studio style bedroom with living area to the suite or to close it off for your own use. The basement can easily be converted back into additional space for you and your family if desired. Outside, this property is fully landscaped to be fairly low maintenance with a lawn in the front and back, storage shed, and plenty of parking. Whether you are looking for the ideal family home, a retiree looking for main-floor living with a low maintenance yard, or a young professional looking for your first home, this property has something special to offer. (id:6769)

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|---------------------------|---------------------------|
| Utility room 7'4" x 6'1" | Foyer 9'5" x 9'5" |
| Family room 10'3" x 15'6" | Kitchen 11'10" x 12'2" |
| Bedroom 19'11" x 13'1" | Dining room 14'5" x 8'7" |
| Laundry room 6'3" x 7'1" | Living room 14'5" x 21'8" |
| 4pc Bathroom 5' x 8'4" | Other 4'5" x 7'5" |
| Bedroom 11'10" x 10'4" | Full bathroom 5' x 8'8" |

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| Bedroom 11'10" x 10'3" | Living room 22'8" x 27'8" |
| 5pc Ensuite bath 8'8" x 10'1" | Kitchen 15'1" x 8'3" |
| Primary Bedroom 11'5" x 11'5" | Primary Bedroom 10'7" x 10'7" |
| Pantry 3'10" x 3'8" | |

Listing Presented By:



Originally Listed by:
Sotheby's International Realty
Canada



Royal LePage Locations West Realty

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