



601 Beatty Avenue 20 Salmon Arm British Columbia

\$449,000

Welcome to easy living in the highly desirable, adult-oriented community of West Harbour Village! This well-cared-for 999 sq ft rancher offers the perfect blend of comfort and convenience with a bright, open-concept layout all on one level—ideal for downsizing or enjoying a low-maintenance lifestyle. The spacious primary bedroom features a walk-in closet and a 4-piece ensuite, while patio doors off the living area lead to a private back patio with Gas hook up at back patio for your BBQ—perfect for relaxing or entertaining. The beautifully landscaped yard includes underground irrigation, and the home is ideally situated at the end of a quiet no-thru road next to a luscious green space! Enjoy year-round peace of mind with recent updates, including a new furnace, central A/C, hot water tank, --all completed in 2020. A double attached garage adds to the home's functionality. The prepaid lease extends until 2099, offering exceptional long-term value. A low monthly maintenance fee of \$209.42 covers lawn care, water, sewer, snow removal in common areas, underground irrigation, and regular security patrols. Located just minutes from downtown shopping, healthcare services, and picturesque waterfront pathways, this is a rare opportunity to embrace a relaxed, community-focused lifestyle in one of the area's most sought-after neighborhoods. (id:6769)

Full bathroom 7'10" x 5'1"

Bedroom 11'1" x 9'11"

4pc Ensuite bath 7'7" x 6'

Primary Bedroom 13' x 11'2"

Living room 13'7" x 10'6"

Dining room 10'9" x 8'5"

Kitchen 10'10" x 10'9"

Listing Presented By:



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Coldwell Banker Executives Realty

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