



## 2030 13 Street Salmon Arm British Columbia

\$715,000

This well cared-for home is ready for a new owner to make it their own. As you drive up, you'll immediately notice the ample parking space in front, along with convenient RV parking on the side and a two-car garage for your vehicles or toys. With almost 2,600 square feet, this rancher on a full basement offers 3 main-floor bedrooms, including a primary suite with an ensuite bathroom and walk-in closet. The front of the home seamlessly transitions from a spacious living room into the dining area, leading to an updated eat-in kitchen at the back. Step out from the kitchen onto a covered deck, perfect for enjoying your morning coffee, and a backyard patio ideal for relaxing in the evening shade with a drink. The lower level offers plenty of space for everyone, with a large family room or rec area, an office nook, and additional storage to keep everything organized. Situated in a level, walkable area of Salmon Arm, this home is just a short stroll from two shopping malls and all the amenities that downtown has to offer. (id:6769)

Other 19'9" x 13'3"

Partial bathroom 6'2" x 4'0"

Utility room 16'6" x 8'0"

Storage 9'5" x 5'1"

Storage 8'8" x 8'5"

Office 12'9" x 9'9"

Family room 35'1" x 22'9"

Other 12'6" x 19'0"

Laundry room 12'6" x 7'1"

Full bathroom 8'1" x 4'11"

Bedroom 10'9" x 8'11"

Bedroom 14'4" x 9'7"

Full ensuite bathroom 7'5" x 5'0"

Primary Bedroom 12'2" x 11'10"

Kitchen 15'11" x 9'7"

Dining room 12'11" x 9'9"

Living room 15'11" x 12'5"

Listing Presented By:



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