



4811 10A Avenue 24 Salmon Arm British Columbia

\$339,900

Welcome to Lakeland Mobile Home Park, where you will find this custom designed 2015 home ready to fit your needs. Currently featuring 2 beds and 2 baths, the den could easily be converted into a 3rd bedroom if needed. The heart of your home is an open concept design of your kitchen living and dining areas creating a natural flow for gathering with family and friends. Plenty of cupboard and counterspace and an island for some extra prep room and storage. To ensure privacy, the primary suite—complete with its own full ensuite—is tucked away on the opposite side of the living area from the secondary bedroom and den. Enjoy a large, maintenance free yard that provides some privacy and options for plans needs and uses. A single-car carport gives sheltered parking with additional driveway space for two more vehicles. At the rear of the carport, a private patio offers a cool retreat for summer evenings. Two dedicated sheds for storage of tools, toys and seasonal needs. Practicality continues at the back entrance, where a dedicated foyer serves as a convenient mudroom for coats and shoes. Beyond the home, you are perfectly positioned just a short drive from uptown shopping, local schools, and the recreational hub of Canoe, with easy access to Shuswap Lake and several nearby golf courses. (id:6769)

Foyer 9'5" x 6'11"

Full bathroom 10'0" x 5'4"

Full ensuite bathroom 9'4" x 5'1"

Den 10'2" x 10'0"

Bedroom 10'1" x 9'11"

Primary Bedroom 13'9" x 13'1"

Living room 16'2" x 12'9"

Kitchen 12'9" x 10'6"

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