



## 2850 30 Avenue Salmon Arm British Columbia

**\$629,900**

Prime North Broadview location! This four-bedroom, 2.5-bath level-entry home with walk-out basement sits on a spacious .35-acre level lot featuring a fenced yard, garden area, and mature fruit trees. The main floor offers floor-to-ceiling windows in the living room that flood the space with natural light, a dining area, kitchen with eating nook, primary bedroom with 2-piece ensuite, a full main bathroom, and two additional bedrooms. The lower level includes a bedroom, full bathroom, family room, and a versatile flex room currently used as a summer kitchen, plus a large unfinished area providing excellent opportunity for future development or added living space. A fantastic opportunity to add value in one of North Broadview's most sought-after neighbourhoods! (id:6769)

Other 14'2" x 27'9"

Other 4'10" x 12'11"

Family room 13'7" x 27'1"

Kitchen 9'6" x 16'

3pc Bathroom 10'7" x 4'10"

Bedroom 14'2" x 10'1"

Primary Bedroom 14'7" x 11'8"

Living room 13'4" x 26'8"

Dining room 11'2" x 6'6"

Bedroom 11'2" x 14'7"

4pc Bathroom 6'4" x 8'5"

2pc Ensuite bath 4'6" x 5'11"

Kitchen 9'11" x 10'3"

Listing Presented By:



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Realty**

484 Main Street, Penticton, BC,

Phone: 250-493-2244  
[tammykozari@gmail.com](mailto:tammykozari@gmail.com)