

\$424,900 - 171 Beatty Avenue Nw Unit# 14, Salmon Arm

MLS® #10363082

\$424,900

2 Bedroom, 2.00 Bathroom, 1,438 sqft

Single Family on 1.00 Acres

NW Salmon Arm, Salmon Arm, British Columbia

Welcome to this beautifully maintained 1,438 sq ft townhome in the heart of downtown Salmon Arm, just steps from the waterfront. With 2 bedrooms, 2 bathrooms, and a versatile office/flex space, this home blends comfort and convenience in an ideal location. An inviting extra wide staircase leads to bright single level living. The open layout connects the living and dining areas, complemented by new luxury vinyl flooring throughout. A generous laundry area adds everyday practicality, while the office offers options for remote work, a studio, or an extension of the kitchen. Enjoy 2 private decks with distinct views and uses. From the guest bedroom deck, take in Shuswap Lake, mountain scenery, and music from Wharf's Music in the Park. The main deck off the living and dining area is perfect for morning coffee, summer BBQs, or relaxing with city and mountain views. The spacious primary suite features an ensuite and ample closet space, while the 2nd bedroom and bath provide comfort for guests. Modern updates include 2 new ECO air conditioning units and a gas fireplace for cooler months. Covered parking, a shared yard, and no age or rental restrictions make this a practical and flexible choice. Local spas, boutique shops, markets, grocery stores, and the scenic lakefront promenade are all within walking distance. Dog friendly trails, a nearby underpass for safe crossings, and year round birdwatching from the community



greenspace overlooking the lake complete the lifestyle. (id:6289)

Built in 1998

Essential Information

Listing #	10363082
Price	\$424,900
Bedrooms	2
Bathrooms	2.00
Square Footage	1,438
Acres	1.00
Year Built	1998
Type	Single Family
Sub-Type	Strata

Community Information

Address	171 Beatty Avenue Nw Unit# 14
Subdivision	NW Salmon Arm
City	Salmon Arm
Province	British Columbia
Postal Code	V1E2W4

Amenities

Parking	Stall
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Interior

Appliances	Refrigerator, Dishwasher, Dryer, Oven, Washer
Heating	Electric
Cooling	Window air conditioner
# of Stories	1

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Brendan Shaw Real Estate Ltd.
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