

The Residence

#8 - 2850 7 Avenue NE | Salmon Arm, BC



Comfort, Space & Thoughtful Design

Meticulously maintained and filled with natural light, this spacious home offers a flexible layout, generous room sizes and everyday comfort in a welcoming 55+ community.

2,506 SQ. FT.

Approximate total living space

3 BEDROOMS + 2 FLEX

Flex rooms currently used as bedrooms

3 BATHROOMS

Comfortable main and lower-level living

DOUBLE GARAGE + 1

Additional parking space

Residence Highlights

- 1,322 sq. ft. main floor + 1,184 sq. ft. basement
- Spacious island, quartz counters and stainless appliances
- Gas range; cabinetry freshly painted in 2022
- Wide hallways and doorways; abundant natural light
- Patio off the kitchen for easy outdoor entertaining
- Separate lower-level access with suite potential*
- Near shopping, restaurants and scenic walking trails

Living Costs

AVERAGES AT A GLANCE

Water **\$35.25/month**
\$423/year

Sewer **\$34.08/month**
\$409/year

Hydro **\$177.17/month**

Strata fee **\$65.00/month**

STRATA FEE INCLUDES

Contingency reserve, insurance, snow removal & trash

*Suite potential is subject to applicable municipal requirements and strata approval.

Utility figures are averages supplied for informational purposes and may vary with usage and provider charges.