



## 2345 Patterson Avenue 102 Armstrong British Columbia

\$689,000

There's something refreshing about a home that lets you skip the renovations and jump straight into living. This quality-built 3-bedroom, 2.5-bath half duplex by GEM Quality Homes delivers modern comfort, thoughtful design, and peace of mind from day one. Built by a trusted local team with deep roots in Armstrong, this home reflects pride in craftsmanship and attention to detail throughout. The layout is smart and functional, featuring spacious bedrooms, contemporary finishes, and an easy flow designed for busy family life and relaxed entertaining alike. Energy efficiency is front and centre, with triple-pane tilt-and-turn windows, a heat recovery ventilation (HRV) system, and an EV-ready garage providing you year-round comfort, improved air quality, and lower operating costs. Located on Patterson Avenue, the setting offers everyday convenience paired with a strong sense of community. Walk to downtown shops, cafes, parks, and schools, or step out back onto nearby walking trails, perfect for morning jogs, evening strolls, or time outdoors with the kids. Outside, a covered patio extends your living space, ideal for summer barbecues, casual gatherings, or unwinding at the end of the day. If you're ready to move on from fixer-uppers and into a home that needs nothing but you and your family, this is a smart, stylish next step in one of Armstrong's most convenient neighbourhoods. (id:6769)

Laundry room 6'6" x 7'0"

Primary Bedroom 14'0" x 17'1"

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

Bedroom 13'5" x 11'6"

4pc Bathroom 9'7" x 4'11"

Bedroom 11'6" x 10'10"

Kitchen 8'10" x 14'4"

Dining room 8'7" x 11'6"

Living room 15'5" x 13'7"

Den 6'8" x 5'0"

2pc Bathroom 5'0" x 5'0"

Utility room 3'0" x 7'0"

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