



3630 Sage Avenue 102 Armstrong British Columbia

\$825,000

Welcome to another JKW Holdings Ltd. quality built home in the heart of Armstrong BC! This brand new 3 level half-duplex home offers up a little bit of everything for those looking for quality and functionality with potential for that self contained inlaw suite! The main level features an open concept design that flows from the spacious kitchen with an Island and brand new stainless steel appliances into the dining area and living room complete with a gas fireplace. The covered deck with privacy glass, gas hookup and duradek covering overlooks the spacious grassed backyard while offering views of the City and Mountains. Upstairs on the second floor is a cleverly designed layout that includes the primary bedroom complete with a walk-in closet and generous 4 piece ensuite, 2 other spacious bedrooms, a full bathroom, and finally the laundry room complete with a sink and countertop to make laundry day a breeze. The unfinished basement contains great under the stairs storage as well as the neatly laid out utility room boasting the standard utilities plus the Air purification system! Add in the roughed-in layout and services for a full bathroom, bedroom and studio set-up to offer potential for an inlaw suite / mortgage helper! All of this is located within walking distance to Armstrong Elementary School, Len Wood Middle School and PV Secondary School! Call your Realtor to book your showing today and come see what quality living is all about in the North Okanagan! Price is plus GST (id:6769)

Bedroom 14'6" x 10'6"

Full bathroom 10'1" x 4'11"

Laundry room 8'6" x 5'3"

4pc Ensuite bath 10'6" x 9'3"

Primary Bedroom 15'0" x 15'0"

Unfinished Room 23'0" x 15'0"

Utility room 8'0" x 11'0"

Bedroom 13'1" x 11'4"

Foyer 6'10" x 4'1"

Partial bathroom 5'5" x 4'4"

Foyer 9'7" x 5'11"

Living room 15'10" x 14'9"

Dining room 13'2" x 9'6"

Kitchen 11'0" x 11'0"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.