



# 2109 Hunter Avenue Armstrong British Columbia

\$734,000

Is your young family ready for more space? This home has it all! Located in a peaceful cul-de-sac in a fantastic family-friendly neighborhood, it features a large, level, fully fenced and gated yard perfect children and pets. Ready to enjoy with play and garden areas, firepit, and a charming playhouse/shed. Loads of level parking including space and hook up for your RV! Attached garage for easy access to the home AND detached, fully finished double garage with half bath and workshop space. The two story home welcomes with a front porch that opens to the easy flow great-room design that opens directly to the patio and backyard--ideal for family gatherings and outdoor play Den is ready to become formal dining area if you prefer. The upper-level features two playful children's rooms and a bath, and laundry. Just down the hall is the primary bedroom with an ensuite and walk-in closet, plus a spacious 11x16' bonus room that offers endless possibilities -currently serving as baby's room but ready to adapt to home office, a craft/ sewing space or adult lounge. Newer exterior-mounted furnace/air conditioning, a newer hot water tank, and newer flooring . Neighborhood play park is just down the block, and schools, Armstrong City park with heated pool, arenas, and a skateboard park are all within a short bike ride. The golf club and restaurant are practically next door! Easy access to highway and under 15 mins to the city of Vernon. (id:6769)

Bedroom 16'0" x 11'5"	Partial bathroom 5'10" x 4'10"
Full bathroom 17'11" x 7'4"	Workshop 25'0" x 26'11"
Bedroom 11'7" x 11'2"	Partial bathroom 6'0" x 2'9"
Bedroom 13'0" x 10'5"	Den 11'7" x 11'2"
3pc Ensuite bath 8'0" x 4'10"	Living room 12'5" x 12'10"

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