



# 2220 Okanagan Street Armstrong British Columbia

\$877,700

This immaculate, spacious rancher is loaded with features. Formal living & dining are at the front of the house with an eat-in kitchen and adjacent family room at the rear opening onto a deck and beautiful backyard. There's an electric awning over the deck for when the sun is too warm. The kitchen has a new 'smart' refrigerator and wall oven which compliment the gas stovetop. At the south end of the home are the 3 bedrooms, main bath & laundry room which has brand new appliances. The principal bedroom features a walk-in closet & 5 piece ensuite with jetted tub & heated floors. Entering the garage you will find ample parking & storage space as well as the stairwell to the basement. Downstairs is set up as a 2 bed suite with full kitchen, bathroom, & great room. Laundry could easily be added downstairs for the suite or a shared situation could be facilitated. Additionally there is a workshop room & multiple storage rooms the largest of which houses the mechanicals. Here is a shining example of the calibre of owner care. The HVAC, Plumbing & Electrical are on an annual service contract to ensure nothing goes awry. A/C & humidifier were replaced in 2023 & the furnace was just replaced in March 2026. Neat as a pin is an understatement which carries through to the home's exterior. Manicured grass, mature trees, & foundation plantings compliment the brick & cement board exterior & overall aesthetic. Mortgage helper or multi-generational family home...ABSOLUTELY!! (id:6769)

Utility room 17'3" x 21'3"

Storage 3'8" x 11'11"

Workshop 9'5" x 21'6"

3pc Bathroom 7'8" x 7'10"

Bedroom 12'11" x 10'9"

Bedroom 9'5" x 11'9"

Kitchen 11'8" x 11'8"

Laundry room 6'6" x 7'7"

Bedroom 11'1" x 10'0"

Bedroom 9'5" x 10'0"

4pc Bathroom 5'2" x 8'4"

Other 4'4" x 9'11"

5pc Ensuite bath 7'8" x 10'0"

Primary Bedroom 14'6" x 15'0"

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty

<http://onsorge.com/>



Royal

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Living room 18'10" x 18'3"

Foyer 8'1" x 11'3"

Foyer 11'3" x 8'1"

Living room 12'11" x 16'6"

Other 19'10" x 20'6"