



## 2480 Patterson Avenue Armstrong British Columbia

\$493,500

Welcome to one of Armstrong's true character gems--this charming 3-bedroom, 2-bathroom home is loaded with potential and zoned C3, giving you the flexibility of both residential and commercial use. Whether you're dreaming of a cozy family home, a stylish live/work space, or the launchpad for your next business venture, this one checks all the boxes. Soaring ceilings and portions of original hardwood flooring bring warmth and history, while thoughtful updates keep the home feeling fresh. Located on Patterson Avenue, you're tucked into a unique area surrounded by both residential homes and thriving small businesses--with a sidewalk connection leading you straight into the heart of downtown Armstrong. Shops, restaurants, parks, and amenities are all within a 20-minute walk or less. Outside, you'll love the generous yard--perfect for gardening, playing, or just relaxing under the shade trees. Parking? You've got plenty. Character? In spades. Possibilities? Endless. Whether you're putting down roots, starting something new, or both--this is the kind of place that feels like home the minute you walk in (id:6769)

Other 12'9" x 12'

Laundry room 11'11" x 12'2"

Bedroom 10'11" x 11'9"

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

Bedroom 9'8" x 11'9"

3pc Ensuite bath 11'8" x 6'2"

Primary Bedroom 11'8" x 12'6"

Kitchen 13'7" x 15'1"

Family room 13'7" x 17'2"

Living room 13'4" x 15'1"

Listing Presented By:



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