



## 2560 Colony Street Armstrong British Columbia

\$649,000

Spacious Family Home with Loft, Suite & Workshop - Armstrong Excellent opportunity for families or investors in a quiet, sought-after Armstrong neighborhood. Set on a 0.246-acre lot, walking distance to three schools. The main floor (1,884 sq. ft. including loft) offers 2 bedrooms with potential for a 3rd, a 4-piece bath, bright living room with large picture window, and a kitchen featuring distressed cabinetry with new countertops, newer SS flat top stove and a walk-in pantry. A spacious family or flex room opens to the backyard. The loft adds versatile space for an office or playroom. The basement suite is 880 sq. ft., (vacant) includes 2 large bedrooms, 4-piece bath, makeshift laundry, and separate entrance--great income potential. The backyard offers ample space, extra parking, and a 582 sq. ft. insulated garage/workshop with power. Just minutes to downtown Armstrong and 20 minutes to Vernon. (id:6769)

Utility room 8'1" x 7'3"

Living room 17'10" x 14'9"

Kitchen 13'5" x 11'7"

4pc Bathroom 7'1" x 7'5"

Bedroom 12'11" x 9'10"

Bedroom 15'4" x 9'11"

Family room 22'2" x 11'6"

Full bathroom 10'11" x 8'6"

Bedroom 10'7" x 9'8"

Primary Bedroom 13'5" x 9'9"

Dining nook 10'2" x 6'11"

Kitchen 14'10" x 12'1"

Living room 22'2" x 11'6"

Listing Presented By:



Originally Listed by:

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