



2640 Catherine Crescent Armstrong British Columbia

\$779,900

A modern and renovated 4-bedroom, 3-bathroom home offers over 2,100 sq ft of well designed living space, suited for entertaining and family. Located in a quiet neighbourhood just a short walk from downtown Armstrong and only a 15-minute drive to Vernon gives convenience and peaceful living. Upstairs, you'll find a bright, open-concept main floor that brings together the kitchen, dining, and living areas into one seamless space. The living room features large windows, and a gas fireplace. The dining area leads out to a 19' x 11' covered deck with amazing views of the Enderby cliffs and stairs to the back yard and hot tub. The main level includes a good size main bedroom with a private 2-piece ensuite, two additional bedrooms, and a full main bathroom with double sinks. Downstairs has a second large family room, a 4th bedroom, a 3rd bathroom, and a good laundry area with access to the attached double garage and could be suitable. Outside, the private, flat, grass backyard is beautifully landscaped and fully fenced with city and valley views plus a garden area. There is in-ground irrigation for the front lawn and the front garden beds are on a drip line, along with the raspberries in the backyard. The front garden beds also have low-voltage landscape lighting. Beneath the back deck, you'll find a second single garage/workshop with access to the lower level—perfect for a studio, extra storage, workshop or hobby space. Quick possession possible. Priced to move below assessed value (id:6769)

- Other 6'5" x 6'1"
- Workshop 18'4" x 11'8"
- Other 21'3" x 21'2"
- Laundry room 16'10" x 11'4"
- Family room 18'4" x 24'8"
- 3pc Bathroom 8'7" x 4'5"
- Bedroom 10'10" x 11'4"
- Other 15'1" x 8'9"
- Bedroom 9'3" x 9'3"
- Bedroom 9'9" x 11'1"
- 5pc Bathroom 7'10" x 9'10"
- 2pc Ensuite bath 4'6" x 6'0"
- Primary Bedroom 11'4" x 13'6"

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