



## 2820 Burns Avenue Armstrong British Columbia

\$499,000

Everyone says they want a deal... but when one shows up, will you recognize it? Set on a quiet corner lot in one of Armstrong's most walkable neighbourhoods, this 3-bedroom, 2-bathroom rancher offers something that's becoming increasingly hard to find: a home with great bones, a functional layout, and the opportunity to create equity through your own improvements. The vaulted ceiling over the kitchen and living room adds a sense of openness to the main living space, while the single-level floor plan provides comfortable everyday living. The primary bedroom features its own 3-piece ensuite, and two additional bedrooms offer flexibility for family, guests, or a home office. An oversized single garage provides plenty of room for storage, projects, or parking. This isn't a fully renovated home--and that's exactly where the value lies. For the buyer with vision, this is a chance to make updates over time, personalize the space, and enjoy the rewards that come with owning a home that's truly your own. The location is equally compelling. Schools, parks, recreation facilities, shopping, restaurants, and everyday amenities are all within a short walk, making it easy to enjoy everything Armstrong has to offer without spending your day behind the wheel. Years from now, the buyer who recognized the potential won't be talking about the paint colours or finishes, they'll be talking about the smart decision they made when everyone else overlooked the opportunity. (id:6769)

Bedroom 9'2" x 12'10"

4pc Bathroom 5'9" x 9'5"

Bedroom 13'1" x 9'3"

3pc Ensuite bath 7'11" x 5'9"

Primary Bedroom 10'6" x 12'11"

Dining room 9'6" x 10'11"

Kitchen 9'11" x 9'4"

Living room 16'7" x 13'10"

Listing Presented By:



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