



2444 York Avenue 3 Armstrong British Columbia

\$989,900

Inviting the moment you walk in the front door, this custom built rancher with basement has so much to offer. Wide entry way, open floor plan & 9ft ceilings thru-out (11' feet in living room) add to the overall feeling of spaciousness. The kitchen boasts quartz counters, stainless appliances including a gas range, walk-in pantry and a huge island for all your cooking & entertaining needs. The main bedroom is more than king-sized with an elegant ensuite & large walk-in closet. Laundry & a 2nd bedroom & full bath round out the main floor. The fully finished basement has access to the backyard with a private sitting area of the family room. Two more large bedrooms, a full bath & storage area complete the basement. Enjoy loads of parking with a true double car garage, extended sealed & decorative driveway plus RV parking along the side complete with hook-ups. The extra wide & deep lot allow for a detached shop with 220 power & a lovely fenced backyard with numerous sitting areas. Low maintenance landscaping including artificial turf reduces water consumption and time spent on maintenance so you can relax & enjoy the covered deck or the gazebo. All of this is situated in a gated, small, pet friendly bare land strata with no age restrictions so bring the kids & the dog. Not to mention that the golf course is a 5 min walk away! Armstrong is a quaint & safe community, approximately 15 minutes North of Vernon & about 45 minutes to Kelowna airport. What more can you ask for?! (id:6769)

Storage 24'8" x 11'1"	3pc Bathroom 8'11" x 5'11"
Bedroom 23'2" x 15'10"	4pc Ensuite bath 13'1" x 8'8"
4pc Bathroom 9'10" x 8'9"	Primary Bedroom 23'2" x 14'10"
Bedroom 17'6" x 13'4"	Pantry 5'6" x 4'6"
Family room 27'2" x 11'1"	Dining room 14'1" x 10'10"
Other 22'9" x 14'3"	Kitchen 17'3" x 10'10"
Laundry room 11' x 8'2"	Living room 15'9" x 15'3"
Bedroom 14'5" x 10'4"	

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

<http://www.thecomfortsofhome.ca/>



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