



## 3025 Murison Place Armstrong British Columbia

\$774,900

Welcome to 3025 Murison Place located just on the outskirts of Armstrong BC, where small town living blends into the rural countryside. This meticulously maintained 4 Bedroom & 3 Bathroom Rancher style home with a full walkout basement is ready for its next family. As you enter the home, the spotless double car garage is accessed to your right. To your left you will find the main level full bathroom, and the primary bedroom complete with a 3 piece ensuite boasting tile flooring and marble trim. At the end of the short hallway is the second bedroom off of the open concept living room, dining area and kitchen. The generous kitchen layout shines with Oak Cabinets, Island, and access to a sliding glass door to enjoy the deck overlooking the private sloping backyard with various mature trees and greenery. Downstairs leads you into the bright and spacious rec room with another sliding glass patio door to the lower deck. Add in two more bedrooms, a spacious laundry room with a double sink, a bonus room that can easily be converted into a 5th bedroom - PLUS - 2 unfinished storage rooms (wine room or cold storage!) Now add in a new furnace and central air unit in 2021, new PEX plumbing + a new Level 2 60 amp EV charger and a full electrical upgrade all done in 2024! This home is move-in ready so start packing! Be sure to check out the Virtual Tour! (id:6769)

Utility room 8'8" x 7'4"

Storage 3'1" x 8'10"

Storage 3'0" x 13'10"

Other 20'4" x 9'6"

Storage 20'4" x 9'11"

Recreation room 14'5" x 31'4"

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Bedroom 12'11" x 18'11"

Full bathroom 7'9" x 9'9"

Full ensuite bathroom 9'4" x 7'5"

Full bathroom 7'3" x 7'5"

Bedroom 9'3" x 15'2"

Dining room 14'8" x 14'5"

Kitchen 14'11" x 18'11"

Living room 18'0" x 16'1"

Primary Bedroom 14'0" x 12'0"

Listing Presented By:



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