



2444 York Avenue 32 Armstrong British Columbia

\$819,900

Downsizing doesn't have to feel like a step back. Here in York Estates, it's a move into something easier, more refined, and surprisingly spacious. This half duplex lives more like a full home, with everything you need on the main level, open living, a generous primary suite, and seamless access to your back patio. Out here, the pace slows down. Evenings are best spent with a drink in hand, taking in west-facing views over the 8th tee box of Overlander Golf Course and watching the sun drop behind Rose and Swanson Mountain. And when family or guests come to stay, the fully finished basement offers the space you'll appreciate, four bedrooms, three full bathrooms, and flexibility for whatever life brings next. A rare bonus, the suspended slab under the garage adds even more usable space, perfect for hobbies, storage, or a dedicated craft room. Set within one of Armstrong's most sought-after communities, York Estates is known for its ease of living, quality homes, and a lifestyle that just makes sense. (id:6769)

- Utility room 10'9" x 19'8"
- Storage 6'6" x 4'6"
- Recreation room 21'4" x 19'8"
- Bedroom 17'5" x 11'10"
- Storage 5'9" x 7'6"
- 4pc Bathroom 7'11" x 7'7"
- Bedroom 13'10" x 12'
- Recreation room 16'5" x 19'8"
- Laundry room 6'4" x 12'7"
- 2pc Bathroom 6'2" x 6'2"
- Bedroom 12'3" x 12'
- Other 8' x 6'5"
- 4pc Ensuite bath 14'7" x 9'3"
- Primary Bedroom 17' x 11'9"
- Living room 18'11" x 11'11"
- Dining room 11'4" x 9'3"
- Kitchen 14'2" x 13'3"
- Foyer 11'10" x 9'11"

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Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca