



## 3270 Birban Avenue Armstrong British Columbia

\$790,000

Open house May 31st from 12-3pm. Modern, low-maintenance living awaits at 3270 Birban Ave - a 2022-built rancher with a fully finished walkout basement in one of Armstrong's most sought-after newer communities. Perfectly positioned just minutes from downtown's charming shops, community events, & more, with Vernon's broader amenities just a short drive away - the best of small-town living without giving anything up. The home's main level offers an open L-shaped living area, featuring a spacious entertainment-inspired kitchen, open to the dining & living area. The primary bedroom impresses with a large walk-in closet and 5-piece ensuite. Standout features of the main floor include large windows flooding the space with natural light, and sliding glass door access to the upper deck. Finishing the main level is a laundry area, powder room & double-car garage. The lower level (walkout basement) is fully finished, complete with 2 spacious bedrooms, recreation room, storage room, full bathroom, & a second set of sliding glass doors giving access to the lower patio & immaculately landscaped backyard. (id:6769)

Utility room 8' x 8'4"

Full bathroom 10'11" x 5'9"

Storage 14'8" x 7'3"

Bedroom 13'5" x 11'1"

Bedroom 13'4" x 11'6"

Recreation room 27'5" x 15'9"

Partial bathroom 7'7" x 3'

Full ensuite bathroom 8'5" x 9'2"

Foyer 8'5" x 9'1"

Primary Bedroom 19'7" x 11'5"

Living room 13'8" x 9'8"

Dining room 13'8" x 12'6"

Kitchen 14'9" x 12'6"

Listing Presented By:



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