



# 3385 Patterson Street Armstrong British Columbia

\$1,150,000

There are homes you buy because they fit your lifestyle. And then there are homes you buy because they become part of your story. For more than a century, this remarkable Armstrong property has quietly watched the community grow around it. Thoughtfully updated while preserving its timeless character, it now offers a rare opportunity to own a duplex on a beautifully maintained in-town lot. The main level features a bright 2-bedroom, 1-bathroom home with a stylish kitchen, dining nook, spacious living room, and access to both the covered front veranda with mountain views and the covered rear deck overlooking the grounds. The upper residence spans the second and third floors, offering a spacious kitchen, dining area, living room with natural gas fireplace, two bedrooms, renovated bathroom, laundry room, and access to a partially covered deck. Above it all, the entire third floor is dedicated to private quarters, complete with an expansive primary suite, sunlit dormer sitting area, dual walk-in closets, and an elegant ensuite with freestanding soaker tub. Outside, mature trees, established landscaping, and exceptional privacy create a setting rarely found within town limits. Nearly half an acre of beautifully maintained grounds provides space to gather, celebrate, relax, and create memories for generations to come. Some properties offer space. Some offer income potential. Very few offer history, character, flexibility, and a setting like this, all in one remarkable address. (id:6769)

- 3pc Bathroom 7'7" x 5'11"
- Bedroom 12'4" x 10'3"
- Laundry room 11'10" x 7'
- Bedroom 15'1" x 11'6"
- Kitchen 12'2" x 14'3"
- Dining room 10'6" x 14'2"
- Living room 11'10" x 13'8"
- Foyer 8'11" x 13'0"
- Other 8'3" x 8'7"
- 3pc Ensuite bath 6'4" x 9'3"
- Primary Bedroom 24'6" x 13'8"
- Bedroom 11'2" x 12'
- 4pc Bathroom 11'1" x 7'
- Bedroom 10'9" x 11'6"
- Kitchen 13'4" x 7'4"
- Other 13'0" x 13'0"

Listing Presented By:



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Royal

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Other 8'6" x 10'1"

Living room 13'7" x 19'6"