



3419 Larch Drive Armstrong British Columbia

\$799,000

Big lot, big flexibility, and a setup that just makes sense. Located in Armstrong's sought-after McLeod subdivision, this property delivers the space and functionality buyers are looking for—without compromise. Right from the front, you'll notice the abundance of parking, including a dedicated RV spot with its own plug-in, plus extra room along the side. The oversized tandem garage offers space for vehicles, toys, or a workshop—and the bonus room above takes it to another level. Inside, the main floor features three bedrooms, 1.5 bathrooms, and an open kitchen, living, and dining area designed for everyday living and easy entertaining. Just off the main space, the bright bonus room is a standout—large windows, loads of natural light, built-in bar, and plenty of room for a pool table, media zone, or gathering space. Downstairs adds even more versatility with a fourth bedroom, huge family room, laundry, cold storage, and direct access to the garage. Step outside to a beautifully landscaped, fully fenced yard with mature trees, multiple sitting areas, and a covered deck—perfect for relaxing or hosting year-round. A well-rounded property in a neighbourhood people wait for. (id:6769)

Storage 5'10" x 11'1"

Laundry room 24' x 11'1"

Bedroom 11'10" x 11'10"

Recreation room 21'4" x 23'3"

4pc Bathroom 7'2" x 11'

Bedroom 10'6" x 10'2"

Bedroom 10'10" x 10'3"

2pc Ensuite bath 2'10" x 5'9"

Primary Bedroom 13'7" x 11'1"

Kitchen 9'4" x 11'

Other 9'11" x 11'3"

Dining room 12'2" x 13'8"

Living room 18'7" x 39'4"

Listing Presented By:



Originally Listed by:
Real Broker B.C. Ltd

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



Royal

LePage

#4002 - 2271 Harvey Ave.,
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.