



3620 Rosedale Avenue Armstrong British Columbia

\$480,000

Priced below assessment. Why rent when you can own? This cute, move-in-ready home is packed with value--perfect for first-time buyers or investors looking for a smart opportunity. Featuring 1 bedroom on the main floor plus 2 additional upper-level rooms currently used as bedrooms (each with windows, no closets), this home offers flexible space for family, guests, or a home office. Over \$27,000 in upgrades have been completed in the past 3 years, including sewer stack repair, new hot water tank, reverse osmosis system, furnace servicing and venting improvements, upgraded insulation (including spray foam in the basement), new eaves and downspouts, and electrical permit verification--providing peace of mind from day one. The upper level has been refreshed with new flooring, insulation, wood veneer walls and ceiling, and a new window, creating a warm and functional space. The main floor offers a spacious primary bedroom and a convenient laundry/mud room at the rear entrance. The unfinished basement with separate outdoor access provides excellent storage and future potential. Outside, enjoy a large, mostly fenced yard with a great producing plum tree, recent landscaping, a reinforced driveway, patio area, detached workshop/storage shed, and plenty of room for RV or boat parking. Located in a quiet area just one block from schools and within walking distance to amenities--this is a great opportunity to get into the market with a home that offers both comfort and upside. (id:6769)

Workshop 19'5" x 9'5"

Bedroom 23'5" x 8'4"

Bedroom 12'1" x 13'11"

Living room 14'7" x 11'3"

Dining room 8'7" x 13'1"

Laundry room 12'9" x 6'8"

Primary Bedroom 11'8" x 15'9"

4pc Bathroom 7'2" x 4'10"

Kitchen 11'3" x 10'3"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

<https://darrylwebster.com/>



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.