



# 3655 Patten Drive Armstrong British Columbia

\$699,000

Immaculate 4-bedroom, 3-bathroom family home located in a highly desirable neighbourhood close to schools, parks, and everyday amenities. Offering exceptional value at its listed price, this well-maintained home features a versatile 3+1 bedroom floor plan and an extraordinary private backyard that truly must be seen to be appreciated--a gardener's paradise bursting with beauty and tranquility. The bright main level offers three spacious bedrooms, including a generous primary suite complete with French doors and a private 3-piece ensuite. Easy-care laminate flooring extends throughout the main floor, while the inviting living room is highlighted by a cozy gas fireplace. The warm wood kitchen provides ample cupboard and counter space, overlooks the informal eating nook, and opens onto a spacious upper deck--perfect for morning coffee or evening entertaining while taking in the spectacular fenced backyard. The fully finished walkout lower level features a fourth bedroom, a full bathroom, and a large recreation room, making it an ideal space for sports enthusiasts, a media room, or family gatherings. Step outside to the covered patio, which flows seamlessly into the beautifully landscaped backyard retreat. Completing this outstanding package is a double garage, abundant outdoor living space, and a location that's perfect for growing families. A wonderful opportunity to own a move-in-ready home offering comfort, space, and exceptional value. (id:6769)

Utility room 5' x 4'11"

Foyer 13'2" x 6'1"

3pc Bathroom 8'3" x 5'2"

Laundry room 11'8" x 10'8"

Bedroom 10'7" x 9'11"

Family room 16'9" x 13'1"

4pc Bathroom 10'4" x 4'11"

Bedroom 9'11" x 9'10"

Bedroom 11'7" x 9'11"

3pc Ensuite bath 10'5" x 4'4"

Primary Bedroom 13'8" x 11'11"

Living room 16'11" x 14'11"

Dining room 12'5" x 10'6"

Kitchen 11'7" x 10'6"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

<http://www.robbbrown.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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