



3535 Wood Avenue 6 Armstrong British Columbia

\$649,000

Situated on a private cul-de-sac laneway, pride of ownership is what you will experience when you enter this 2300 sq/ft, 4 Bed, 2 1/2 Bath Rancher with 2 Bedroom In-Law suite with a separate entrance. Great investment potential in newer 2014 build as up/down rental. R2 (Res Med-High Density) zoning. \$4k month rental in current rental market? The home comes with 2 sets of stacker washer / dryers! The main level provides a spacious open area with kitchen, dining and living room area with the natural gas fireplace setting the tone. Owner installed gas to a new gas range that compliments the function in this beautiful kitchen. The master bedroom is bright n' spacious, flanked by a walk in closet and a stylish 4 piece ensuite with heated floors, soaker tub and a shower. The 2nd bedroom/office offers versatility of uses. Then make your way downstairs through the double frosted glass doors into the family room (TV incl.). A newly installed galley kitchen with (2nd stacker washer/dryer) awaits. 2 full size bedrooms offer plenty of natural light, heated floors in the 4 pce bathroom and a bonus room complete the space. Suite has a separate entry . A backyard oasis provides a covered pergola, garden shed, irrigation and enough grass to enjoy your own green space. Additional features include: 2025 Central Vac, new attic ladder in garage, 95% is repainted, new toilets, new LED pot light up and down, double car garage with 2 parking spots outside. Welcome Home! (id:6769)

Exercise room 9'9" x 12'6"

4pc Bathroom 5'0" x 12'3"

Bedroom 10'3" x 13'4"

Bedroom 9'0" x 13'3"

Family room 12'9" x 15'8"

Other 39' x 13'0"

Other 6'6" x 5'5"

Other 6'5" x 9'0"

2pc Bathroom 6'3" x 5'3"

Bedroom 9'3" x 11'0"

4pc Ensuite bath 5'6" x 12'10"

Primary Bedroom 16'3" x 11'0"

Dining room 9'3" x 10'3"

Kitchen 9'0" x 14'0"

Living room 15'0" x 16'0"

Kitchen 12'5" x 14'0"

Listing Presented By:



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