



## 3485 Rosedale Avenue 7 Armstrong British Columbia

**\$449,900**

Welcome to easy living in the heart of Armstrong! This beautifully maintained 2 bedroom, 2 bathroom one-level townhome offers 1,100 sq. ft. of thoughtfully designed space in a quiet 55+ complex close to schools, shopping and recreation. This unit has been very well maintained, and pride of ownership is evident. Inside, you'll love the bright, open layout with soaring ceilings and plenty of natural light. The spacious master suite includes a full 4-piece ensuite, while the second bedroom has direct access to the main bathroom - perfect for visiting guests to enjoy their own private area. The main bathroom also houses the in-suite stackable laundry set, nicely tucked away in a large closet. The kitchen, dining, and living areas flow seamlessly together, making everyday living comfortable and entertaining a breeze. Step outside to your private patio and small grassy yard, complete with a garden and room for outdoor dining and barbecuing, morning coffee or summer evenings. Practical features include a single-car garage with just a few steps up into the home, making access easy for seniors or downsizers. Strata fees are \$127.00/month and cover contingency fund and snow removal. Many updates over the last 10 years include kitchen appliances, flooring, air conditioner, hot water tank, garage door, and new plumbing lines. Enjoy all Armstrong has to offer, without sacrificing on space or comfort! (id:6769)

3pc Bathroom 9'11" x 8'3"

Foyer 5'4" x 10'9"

Dining room 14' x 7'4"

Bedroom 9'10" x 11'5"

4pc Ensuite bath 8'5" x 5'7"

Primary Bedroom 12' x 14'5"

Living room 14' x 15'10"

Kitchen 10'1" x 10'3"

Listing Presented By:



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Royal LePage Downtown Realty



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