



**4250 Frederick Road  
Armstrong British  
Columbia**

**\$1,399,900**

- Other
- Other
- Storage
- Other
- Media
- Games room
- 3pc Bathroom
- Bedroom
- Bedroom
- Other
- Laundry room
- 3pc Bathroom
- 4pc Ensuite bath
- Bedroom
- Bedroom
- Primary Bedroom
- Family room
- Kitchen
- Dining room



With stunning valley views, this extensively renovated rancher w/full basement is nestled in a private & peaceful location at the base of Hullcar Mountain. Abundant outdoor activity from world class x-country skiing to boating to...well you just name it...it's all here! South exposure makes this home bright & beautiful. Renovations incl new flooring 21/22 complete exterior/interior paint 21/22, new vinyl windows 2022, h/w tank 2023. Excellent 288 ft well produces 14 gpm, new well pump 2018, new septic field 2015, & a 40 yr fire resistant roof done 2012. Nice open floor plan with beautiful floor to ceiling wrap around wood burning fireplace, vaulted vintage cedar ceilings, 3 bdrms on main w/huge master bdrm with newly renovated ensuite & walk-in closet. Basement offers 2 lrg bdrms, x-lrg family rm, den, cold storage. Attached is 1800+sq.ft. facility where opportunity abounds. Perhaps an indoor dog training area, tennis court or, with footings already in place, add a 2nd floor for a very spacious additional residence. Let your imagination run wild! Triple car garage with 1 bay currently used as shop. Property is fully fenced & features an 8 stall barn with foaling stall, shelters, heated auto drinkers, hay/shavings storage, round pen & pasture areas. Ride straight into crown land trails right behind. School bus access. Not in ALR. 10 min from Armstrong & 30 min to both Salmon Arm & Vernon. Can be bought in conjunction with 4246 Frederick Rd (1.23 acres w/riding arena & tack room). (id:6769)

**Dan Singla**

on behalf of:  
Royal LePage Downtown Realty



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