



## 2039 Game Court Armstrong British Columbia

Armstrong/ Spall.

**\$745,900**



Located in a quiet Armstrong cul-de-sac just 5 minutes from downtown & only 15 minutes to Vernon, this spacious 5-bed, 3-bath home offers incredible value with a bright 2-bed basement suite. Upstairs, the kitchen overlooks the backyard & features a cozy eating nook with patio doors leading to a sunny deck. The dining room includes a charming bay window & is conveniently located just off the kitchen & living room. A large, bright front window fills the living room with natural light, & a gas fireplace adds warmth. The primary bedroom features both a standard & walk-in closet along with a full ensuite--this space is ready for someone with vision to give it the finishing touches it deserves. 2 additional bedrooms & another full bathroom complete the main floor, with one room ideal for a den/home office. Downstairs, the separate-entry basement suite is a standout feature--bright & beautifully finished, offering 2 beds, a full bath, & a large living room. Shared laundry is located on this level. The fully fenced backyard offers mature landscaping, 2 storage sheds, & an uncovered deck with storage space underneath. An attached garage (perfect for one vehicle & workbench or storage), plus RV or boat parking in the extended driveway. Whether you're looking for a family home with room to grow or an investment opportunity with built-in rental income, this property has it all in a frien...



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