



## 2209 Rosedale Avenue Armstrong British Columbia

Armstrong/ Spall.

**\$650,000**



This one-level home is bursting with features that make everyday living feel like a retreat. With two spacious bedrooms, a den with a Murphy bed, and a massive bonus room perfect for crafting, entertaining, or even a home gym, there's room here for whatever life brings your way. The oversized single garage offers plenty of space for storage or tinkering, and additional highlights include a ground water cistern and a convenient walk-in cooler. Step inside and you'll immediately appreciate the thoughtful updates and warm, inviting layout. The kitchen is the heart of the home, complete with a large island and stylish finishes, all open to the dining area with patio doors leading to your private back patio. Gorgeous wood beams define the cozy living room, creating a peaceful space to unwind at the end of the day. The primary bedroom includes a lovely 3-piece ensuite, and at the front of the home, the laundry room offers bonus storage and access to a covered front patio - perfect for a glass of wine or fresh lemonade and a good book. But the real magic is outside. Situated on a large, beautifully landscaped corner lot, this home is a dream for anyone who loves outdoor space. Whether you've got a green thumb or just want a tranquil place to relax, the gardens and outdoor living areas - including a hot tub - will win you over. Just a short stroll to everything Armstrong has to offer...

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