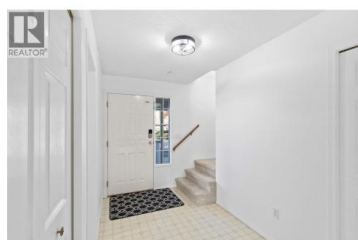


## 2295 Van Kleeck Road Armstrong British Columbia

Armstrong/ Spall.

# \$599,000



Family home in prime Armstrong location! Tucked away on a quiet no-thru street, this bright and welcoming home offers a peaceful lifestyle with convenience at your doorstep. The south-facing backyard fills the home with natural light, while French doors off the kitchen lead to a spacious deck, perfect for al fresco dining and entertaining. The upper floor main living space features 3 bedrooms, including primary suite with his & hers closets and a private ensuite bathroom, 2 additional bedrooms and full bathroom. The entry level includes a den off the foyer offering flexible space for a home office or guest room. There is also a third bathroom in the unfinished lower level space that presents excellent suite potential, ideal for extended family or as a mortgage helper. Enjoy privacy with the home currently backing onto greenspace, and take advantage of being just minutes from schools, parks, golf, shopping and all amenities. Only 20 minutes to Vernon! Additional features include: Double garage, room for RV parking, quiet, family-friendly neighborhood. Finishes are original and offer a blank slate waiting for your creative decorating genius! Don't miss this opportunity to make this versatile and well-located property your new home. Listed well below assessed value. Poly B however entire basement ceiling is open /exposed so VERY easily changed to PEX with no drywall damage, new...



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