



## 2325 Keevil Road Armstrong British Columbia

Armstrong/ Spall.

**\$969,000**



Welcome to this beautiful Rancher and Family Home in Armstrong, a town known for its character and strong community spirit. Situated on a 0.34-acre lot with City Water this home offers inviting spaces, natural light, views and charm. While located in town, it very much has a rural feel on Keevil Road, a sought after location known for larger lots and views. From the front stone patio, you can enjoy field and mountain views which are also enjoyed from inside the home where's windows were specifically placed to bring the outside in. Walk through the home virtually to experience the layout from level living upstairs with a large kitchen, pantry, eating nook as well as the dining area and brick fireplace. There are 3 full bedrooms upstairs, including the Primary bedroom with an ensuite and walk-in closet. The basement has the 4th bedroom and a large open area for a multiple of uses from family room, gym, office or create a 5th bedroom. Outdoor living is a delight with a sundeck off the back, ideal for barbecues or morning coffee. Additional highlights include: double garage, RV parking, roof & skylights 10 years old, new kitchen blinds, wool rugs, metal mesh subfloor in kitchen filled with concrete to support terra-cotta tiles (no cracking) which is warm in the winter and cool in the summer, NEW AC, Furnace, Air Exchanger in 2022, Roof & skylights 2014, excellent schools. Exper...



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