



## 2560 Colony Street Armstrong British Columbia

Armstrong/ Spall.

**\$649,000**



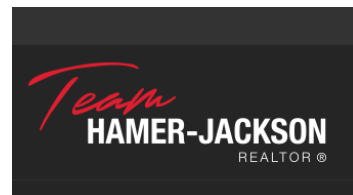
Spacious Family Home with Loft, Suite & Workshop - Armstrong Excellent opportunity for families or investors in a quiet, sought-after Armstrong neighborhood. Set on a 0.246-acre lot, walking distance to three schools. The main floor (1,884 sq. ft. including loft) offers 2 bedrooms with potential for a 3rd, a 4-piece bath, bright living room with large picture window, and a kitchen featuring distressed cabinetry with new countertops and a walk-in pantry. A spacious family or flex room opens to the backyard. The loft adds versatile space for an office or playroom. The basement suite (880 sq. ft., currently tenanted) includes 2 large bedrooms, 4-piece bath, makeshift laundry, and separate entrance—great income potential. The backyard offers ample space, extra parking, and a 582 sq. ft. insulated garage/workshop with power. Just minutes to downtown Armstrong and 20 minutes to Vernon. All offers to be presented Saturday, June 7, 2025, at 12:00 PM. (id:6769)

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