



## 2710 Catherine Place Armstrong British Columbia

Armstrong/ Spall.

# \$715,000



Welcome home! This charming 3-bedroom, 2-bathroom home is perfect for families, retirees, or a home business. The main floor features a welcoming entryway with a home office, leading to an open-concept kitchen & dining area with a sliding door to your covered deck. Step outside to a lush backyard with shade trees and a south-facing garden. The cozy living room includes a gas fireplace with heated floors (also throughout the main floor). You will also find a convenient laundry room, a spacious primary bedroom with a bay window & window seat, and an adjacent 4-piece bathroom. Upstairs, two generously sized bedrooms and another 4-piece bathroom complete the home. An attached single-car garage includes an enclosed woodshop / storage area. At the back, there is another single-car garage, two garden sheds, and ample parking with RV access. Located on a quiet cul-de-sac, this home is minutes from Armstrong amenities, grocery stores, restaurants, coffee shops, schools, and more. With quick highway access, you can be in Vernon in under 15 minutes. Additional features include upgraded receptacles & switches and a newer hot water heater (2022). A home pre-inspection has also been completed. Safe, sound, and move-in ready, this home is a must-see! Schedule your showing today! (id:6769)

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