



## 2845 Burns Avenue Armstrong British Columbia

Armstrong/ Spall.

# \$575,000



Welcome to this charming & well-loved home nestled on one of Armstrong's wonderfully quiet streets; ideal for kids learning to ride bikes or play street hockey! This 3 bed, 2 bath home offers a cozy & functional layout with plenty of potential to make it your own. The main floor features a bright & spacious living room with large windows that flood the space with natural light. The living area flows seamlessly into the dining room & kitchen, creating a warm, open atmosphere perfect for everyday living or entertaining. The primary bedroom, 2nd bedroom & a 4pc bath complete the upper level. Downstairs, you'll find a versatile family room, a 3rd bedroom, a 4pc bath, & a dedicated laundry area—ideal for growing families or guests. Step outside to your fully fenced & peaceful backyard oasis. Whether you're gardening, relaxing, or entertaining, this space offers tranquility & function. A 13x10 workshop/shed provides ample storage or hobby space, & more outdoor storage. Parking is no issue here! The 38x14 carport accommodates 2 vehicles or your toys! Located just minutes from schools, parks, downtown Armstrong, & recreation facilities. Armstrong Elementary is less than 1 km away, & Vernon is only a 15-minute drive—giving you access to everything you need while enjoying small-town charm. Whether you're a first-time buyer, downsizing, or looking for a family home with potential, t...



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