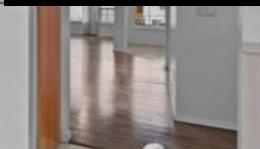




3170 Fraser Road Armstrong British Columbia

Armstrong/ Spall.

\$969,000



Enjoy a rural feel just minutes from Armstrong's many amenities, including groceries, schools, shopping, restaurants, banking & health services. On a 0.55-acre lot, this spacious 3,200 sf Rancher offers level living with 3 bedrooms, 2 bathrooms & laundry upstairs and a LEGAL 2 BEDROOM SUITE. The main floor boasts beautiful hardwood in the living and dining areas, along with a generous kitchen that can accommodate either a large dining table or a cozy sitting area with a TV & patio doors that open to a covered deck & stunning mountain views. The basement features a family room & cold room accessible by the upstairs occupants. Over to the suite, there's a large kitchen, family room, primary bedroom w/ an en-suite, 2nd bedroom, full bathroom, laundry hookups & its own gas furnace. This space is perfect as a mortgage helper or a multi-generational setup--ideal for parents downsizing while keeping family close. The property has lots of parking, including 2 access off Fraser Rd. A separate 513 sq. ft. shop (27'2" x 18'11") provides excellent storage or workspace for hobbies. Systems & Updates: Two gas furnaces (main home: 2022, suite: 2008) with separate meters; Two hot water tanks (both 2013); Three electrical meters (house, suite & shop); New upstairs stove; Suite appliances (2018); House roof replaced (2021); Shop roof (2018); 220V power in the shop with an insulated floor; ...



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