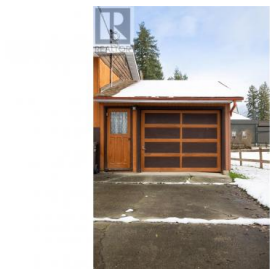


## 3220 Patterson Street Armstrong British Columbia

Armstrong/ Spall.

**\$499,900**



Charming Opportunity in the Heart of Armstrong Discover this fantastic opportunity in the highly sought-after heart of Armstrong, just a short stroll to schools, shopping, and public transit. This well-built home offers incredible potential with a little TLC to make it your own. Priced at \$164,000 below assessed value, this property is a rare find that won't last long. Home Highlights: Bedrooms: 4 (note: the 4th bedroom does not have a closet but can easily accommodate an external wardrobe). Yard: Spacious, flat yard--perfect for kids and pets to enjoy outdoor activities. Updates: Includes a brand-new hot water tank, with new baseboard heaters currently being installed by a licensed electrician. This property is being sold ""as is, where is"" and is subject to probate. However, an option for a tenancy-at-will arrangement can be discussed to allow for early occupancy. Don't miss your chance to secure this incredible deal in a prime location. Book your showing today! (id:6769)

### Nathan Sulz

eXp Realty (Kelowna)

Phone: (778) 212-0868

<https://nathansulz.com/>



RE/MAX Kelowna  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada