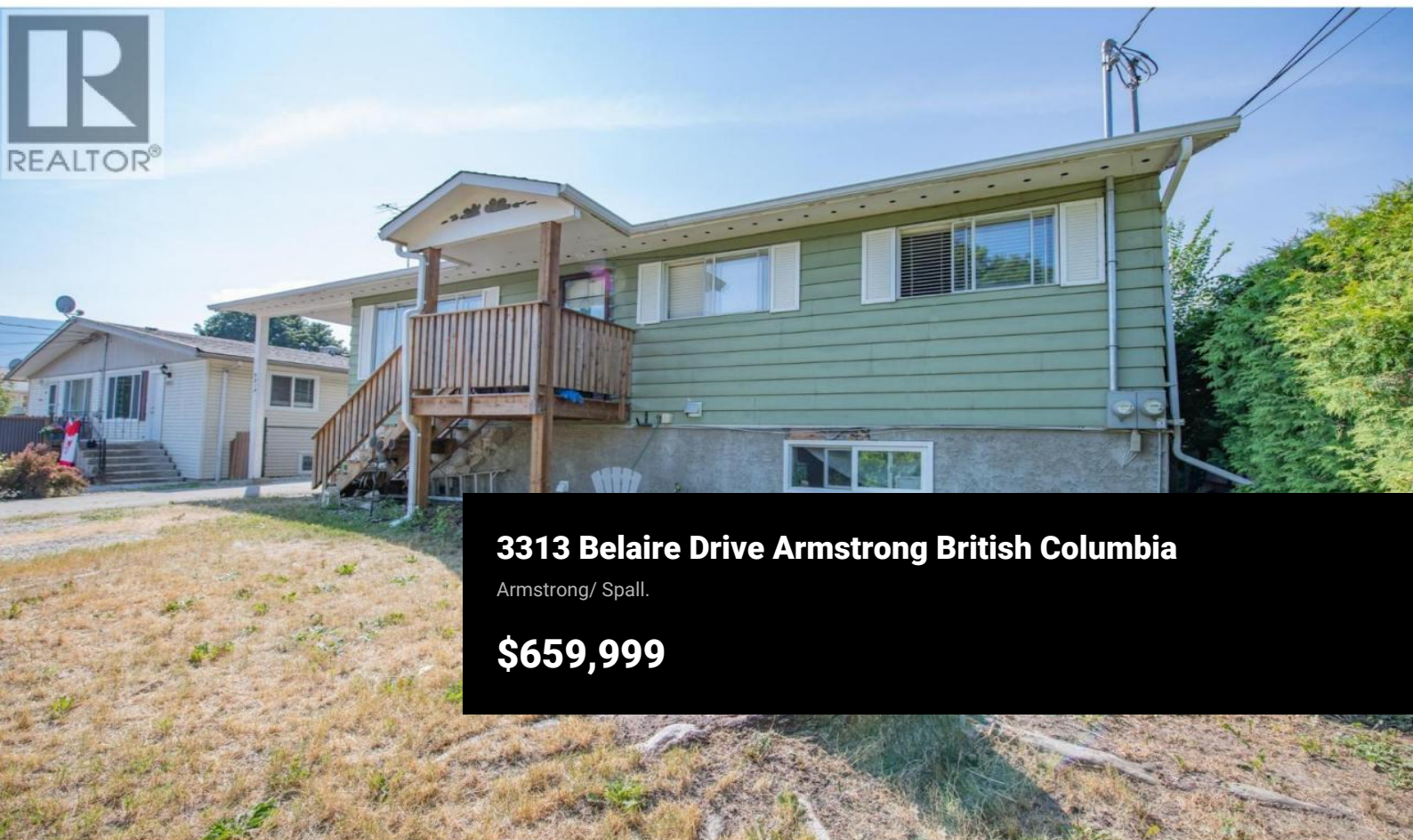




3313 Belaire Drive Armstrong British Columbia

Armstrong/ Spall.

\$659,999



Welcome to this versatile and family-friendly home in the heart of Armstrong, BC—perfect for first-time buyers or young families looking to offset their mortgage with rental income. This well-laid-out property offers a fantastic opportunity with a bright 2-bedroom basement suite, complete with its own separate laundry, entrance and currently generating \$1,600/month in rental income. It's been beautifully renovated offering modern light paint colors, newer durable vinyl plank flooring and bright kitchen. Whether you're looking for a mortgage helper or space for extended family, this suite adds incredible value, flexibility, and long-term income potential. Upstairs, the main level features 3 comfortable bedrooms, 1 bathroom, and its own separate laundry—ideal for busy family living. A spacious bonus room provides endless possibilities as a kids' playroom, home office, or rec room. The upstairs area is currently rented for \$2000.00 per month. For those seeking a single-family layout, the home can easily be converted back by removing the wall in the rec room to reconnect the upper and lower levels, creating one cohesive living space. Location is everything, and this home delivers—just a 2-minute walk to Highland Park Elementary and centrally located near parks, shopping, and all essential amenities. Enjoy the convenience of a walkable, family-oriented neighborhood. Whether yo...



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