



**3620 Rosedale Avenue Armstrong British Columbia**  
Armstrong/ Spall.  
**\$480,000**



Priced below assessment. Why rent when you can own? This cute, move-in-ready home is packed with value—perfect for first-time buyers or investors looking for a smart opportunity. Featuring 1 bedroom on the main floor plus 2 additional upper-level rooms currently used as bedrooms (each with windows, no closets), this home offers flexible space for family, guests, or a home office. Over \$27,000 in upgrades have been completed in the past 3 years, including sewer stack repair, new hot water tank, reverse osmosis system, furnace servicing and venting improvements, upgraded insulation (including spray foam in the basement), new eaves and downspouts, and electrical permit verification—providing peace of mind from day one. The upper level has been refreshed with new flooring, insulation, wood veneer walls and ceiling, and a new window, creating a warm and functional space. The main floor offers a spacious primary bedroom and a convenient laundry/mud room at the rear entrance. The unfinished basement with separate outdoor access provides excellent storage and future potential. Outside, enjoy a large, mostly fenced yard with a great producing plum tree, recent landscaping, a reinforced driveway, patio area, detached workshop/storage shed, and plenty of room for RV or boat parking. Located in a quiet area just one block from schools and within walking distance to amenities—this is ...



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