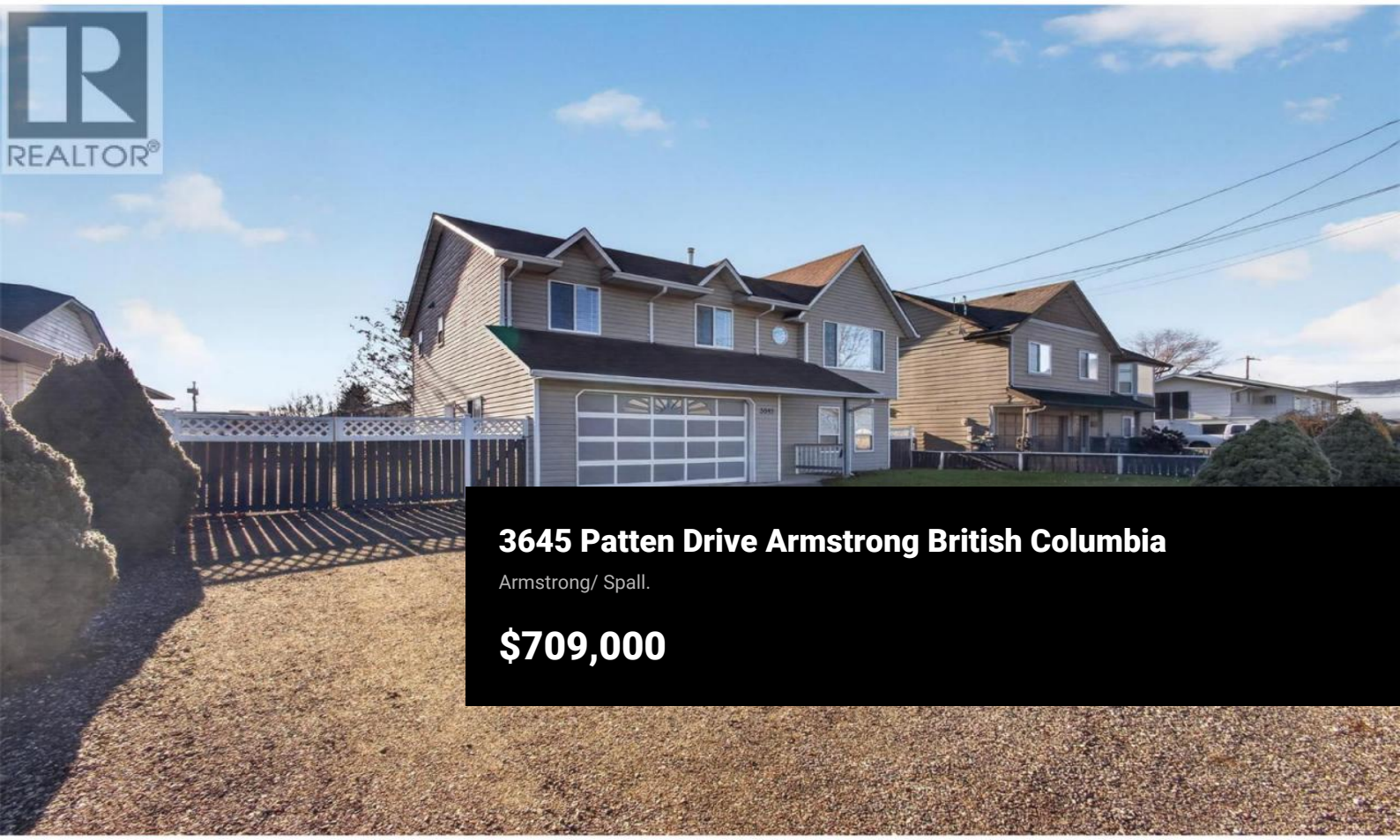


3645 Patten Drive Armstrong British Columbia

Armstrong/ Spall.

$709,000













Welcome to 3645 Patten Drive! Move-in ready with suite potential, exceptional parking, and a large, fully fenced backyard, this beautifully updated 4-bedroom, 3-bathroom home offers 1,995 sq.ft. of living space on a flat 0.17-acre lot in one of Armstrong's most desirable neighbourhoods. Upstairs, the open living and dining areas are filled with natural light, while the renovated kitchen features custom cabinetry and updated countertops, making it a great space for cooking and entertaining. Three bedrooms on the upper level make this an ideal family layout, including a spacious primary bedroom with an updated ensuite. Recent improvements include updated flooring, carpet in the bedrooms, and a double vanity in the main bathroom. Downstairs, a large rec room, fourth bedroom, full bathroom, and laundry offer flexibility for growing families or the potential to create a mortgage helper. Enjoy the outdoors from your covered patio overlooking the spacious, landscaped backyard, with plenty of room for kids, pets, gardening, and entertaining. Central A/C provides year-round comfort, while the flat driveway offers an abundance of parking for multiple vehicles, an RV, or a trailer. With two schools just steps away and easy access to parks, recreation, and shopping, this is a fantastic opportunity to put down roots in a well-established Armstrong neighbourhood. Book your private showing...

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