



3655 Patten Drive Armstrong British Columbia

Armstrong/ Spall.

\$699,000



Immaculate 4-bedroom, 3-bathroom family home located in a highly desirable neighbourhood close to schools, parks, and everyday amenities. Offering exceptional value at its listed price, this well-maintained home features a versatile 3+1 bedroom floor plan and an extraordinary private backyard that truly must be seen to be appreciated—a gardener's paradise bursting with beauty and tranquility. The bright main level offers three spacious bedrooms, including a generous primary suite complete with French doors and a private 3-piece en-suite. Easy-care laminate flooring extends throughout the main floor, while the inviting living room is highlighted by a cozy gas fireplace. The warm wood kitchen provides ample cupboard and counter space, overlooks the informal eating nook, and opens onto a spacious upper deck—perfect for morning coffee or evening entertaining while taking in the spectacular fenced backyard. The fully finished walkout lower level features a fourth bedroom, a full bathroom, and a large recreation room, making it an ideal space for sports enthusiasts, a media room, or family gatherings. Step outside to the covered patio, which flows seamlessly into the beautifully landscaped backyard retreat. Completing this outstanding package is a double garage, abundant outdoor living space, and a location that's perfect for growing families. A wonderful opportunity to own a mo...



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