



3735 Patten Crescent Armstrong British Columbia

Armstrong/ Spall.

\$625,000



Welcome to a home where comfort, space, and small town charm come together beautifully. Situated on a generous 0.22 acre lot in the heart of Armstrong, this inviting 4 bedroom, 3 full bathroom family home offers the perfect place to settle in, grow, and make lasting memories. The living room is warm, welcoming and filled with natural light and centered around a cozy gas fireplace. New vinyl plank flooring flows through the living room, dining area, kitchen, and hallway, creating a fresh, updated feel. The kitchen has been refreshed, and the bathrooms have been updated with new shower stalls and a new tub and surround in the main bath. The backyard is where this home truly shines. Enjoy quiet mornings or summer evenings on the spacious 23' x 12' covered deck overlooking the south-facing yard. There's plenty of room for gardening, relaxing by the above-ground pool, or watching the kids play in the sandbox. Two garden sheds, one with power offer extra space for storage, hobbies, or projects. Located in a peaceful, family friendly neighborhood, you're just a short walk to schools, parks, and downtown Armstrong, with amenities nearby. Additional features include ample parking with room for RVs and an enclosed workshop/storage area. The roof was updated in 2014, and a new hot water tank was installed in September 2025 for added peace of mind. With easy highway access, Vernon is on...



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