



## 40 & 44 Tenth Avenue Armstrong Earlton Ontario

Earlton

**\$299,900**

CENTURY 21 TEMISKAMING PLUS BROKERAGE

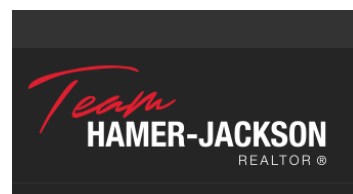


Charming and well-maintained, this original-owner bungalow sits on a spacious double lot and offers over 1,300 sq ft of living space perfect for a growing family! It features 3 generous bedrooms, a bright and open living room, and an open-concept kitchen and dining area. A full bath and a large unfinished basement provide plenty of space to customize and expand. Recent updates include a high-efficiency gas furnace (2021), durable tin roof (2023), most windows (2023), vinyl siding (2023) and refreshed flooring throughout (2021-2022). Outside, enjoy a 12x24 workshop and a 9x12 shed for extra storage. The adjacent vacant lot is partially fenced and includes a separate gate for convenient side access ideal for your boat, camper, or future plans. Don't miss this exceptional opportunity! (id:6769)

**Daniel Goudreault**

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