



2444 York Avenue 10 Armstrong British Columbia

\$925,000

If life's next chapter calls for simplicity without sacrifice, #10 - 2444 York Avenue might just be the perfect plot twist. Tucked inside the sought-after gated enclave of Royal York Estates, this custom-built rancher was designed for those ready to trade maintenance for moments -- without giving up the things that make life fun. There's RV and boat parking for your adventures, a beautifully landscaped, fully fenced rear yard for morning coffees, and even garden boxes to keep your hands in the dirt. Inside, the main level offers effortless living with two spacious bedrooms, including a dreamy primary retreat with access to your patio, a five-piece ensuite, and a clever laundry drawer right in the laundry room. The heart of the home -- a bright, open-concept living space - connects a chef-inspired kitchen with quartz counters and stainless appliances to a welcoming dining area and a cozy living room anchored by a tiled Valor gas fireplace. Downstairs, a fully finished basement with a family room, media room with murphy bed, flex space, third bedroom, and full bath offers endless possibilities. Step outside to your private backyard oasis, or stroll next door to Overlander Golf Course and restaurant. With Armstrong's amenities just minutes away and Vernon's north end a short drive beyond, this isn't just a home -- it's the easy-living lifestyle you've been waiting for. (id:6769)

Recreation room 26'3" x 17'6"

Utility room 6'2" x 7'8"

4pc Bathroom 8'0" x 11'9"

Bedroom 14'11" x 15'9"

Other 13'6" x 16'6"

Family room 21'9" x 18'4"

Storage 3'6" x 6'8"

2pc Bathroom 5'11" x 7'7"

Bedroom 11'5" x 10'5"

Laundry room 12'0" x 9'7"

Other 6'9" x 10'10"

5pc Ensuite bath 13'3" x 12'3"

Primary Bedroom 17'2" x 11'5"

Living room 21'5" x 14'11"

Dining room 11'10" x 10'11"

Kitchen 13'7" x 8'9"

Listing Presented By:



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