

2140 Rosedale Avenue Armstrong British Columbia

$619,000

Enjoy the charm of farmhouse style paired with modern updates in this versatile Armstrong property! Offering 4 bedrooms, a den, 1.5 bathrooms, and a spacious recreation room, there's plenty of room to live, work, and play. Bright, oversized windows fill the home with natural light, while updates throughout create a fresh and inviting atmosphere. Loaded with potential, the C3 zoning offers opportunities for a variety of permitted home based businesses, with potential for future development subject to applicable approvals. A dog grooming station provides a great starting point for those looking to run a business from home. The spacious lower level was previously suited and features a cozy gas fireplace, creating a welcoming place to unwind while offering flexibility for extended family or additional living space. Outside, enjoy a large yard surrounded by mature trees, a kids' playhouse, and ample parking for vehicles or recreational toys. Centrally located within walking distance of Armstrong's amenities and with convenient highway access for commuters, this property offers a unique blend of character, functionality, and opportunity! (id:6769)

Listing Presented By:

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Dining room 9'8" x 12'4"
Full bathroom 9'2" x 7'6"
Bedroom 9'1" x 11'6"
Primary Bedroom 12'6" x 11'6"
Living room 12'3" x 17'5"
Kitchen 22'5" x 11'6"
Bedroom 8'11" x 10'8"

2pc Bathroom 7'4" x 5'5"
Den 5'6" x 10'8"
Bedroom 11'6" x 9'8"
Recreation room 27'1" x 16'6"
Hobby room 11'8" x 9'9"
Foyer 7'8" x 15'9"
Laundry room 7'8" x 11'6"

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