



## 2270 Wilson Avenue Armstrong British Columbia

\$575,000

Imagine getting the keys to your very first home. A cheerful 2-bedroom, 1-bath bungalow with a big backyard and room to grow. Maybe you plant your first garden. Host BBQs under the covered deck. Dream about what's next--because with two titles and future Medium Density Residential in the OCP, this home comes with big potential. Or maybe you're entering a new chapter--downsizing without sacrificing space or comfort. The large, flat yard becomes a playground for visiting grandkids. There's room for your RV, your hobbies, and still plenty of parking for family gatherings. It's peaceful, private, and an easy stroll to Main Street for coffee, groceries, or an evening ice cream cone. And for the investor with vision? This is a rock-solid rental on a prime lot. It's well-maintained, easy to rent, and perfectly positioned for future development in a growing town that needs more housing. Zoned for single family now, but with the city's forward-thinking plan, it's an ideal candidate for future infill or multi-unit development. In every version of the story, this home delivers: comfort today, opportunity tomorrow, and a location that feels just right. (id:6769)

Other 9'8" x 13'5"

Other 8'7" x 13'5"

Other 10'9" x 13'5"

Bedroom 9'11" x 9'6"

3pc Bathroom 8'11" x 6'0"

Primary Bedroom 17'5" x 9'6"

Kitchen 13'5" x 11'8"

Dining room 10'5" x 7'10"

Living room 13'2" x 19'6"

Foyer 7'0" x 11'4"

Listing Presented By:



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