



2845 Burns Avenue Armstrong British Columbia

\$575,000

Welcome to this charming & well-loved home nestled on one of Armstrong's wonderfully quiet streets; ideal for kids learning to ride bikes or play street hockey! This 3 bed, 2 bath home offers a cozy & functional layout with plenty of potential to make it your own. The main floor features a bright & spacious living room with large windows that flood the space with natural light. The living area flows seamlessly into the dining room & kitchen, creating a warm, open atmosphere perfect for everyday living or entertaining. The primary bedroom, 2nd bedroom & a 4pc bath complete the upper level. Downstairs, you'll find a versatile family room, a 3rd bedroom, a 4pc bath, & a dedicated laundry area--ideal for growing families or guests. Step outside to your fully fenced & peaceful backyard oasis. Whether you're gardening, relaxing, or entertaining, this space offers tranquility & function. A 13x10 workshop/shed provides ample storage or hobby space, & more outdoor storage. Parking is no issue here! The 38x14 carport accommodates 2 vehicles or your toys! Located just minutes from schools, parks, downtown Armstrong, & recreation facilities. Armstrong Elementary is less than 1 km away, & Vernon is only a 15-minute drive--giving you access to everything you need while enjoying small-town charm. Whether you're a first-time buyer, downsizing, or looking for a family home with potential, this is a great opportunity for first-time buyers or investors looking for a solid rental property. (id:6769)

Listing Presented By:



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Real Broker B.C. Ltd



Royal

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Utility room 5'4" x 3'0"

Laundry room 5'4" x 3'0"

Other 13'8" x 11'0"

4pc Bathroom 11'0" x 5'7"

Bedroom 13'0" x 13'0"

Recreation room 24'5" x 14'1"

4pc Bathroom 7'10" x 7'2"

Bedroom 12'8" x 9'10"

Primary Bedroom 13'3" x 12'0"

Dining room 9'10" x 9'8"

Living room 15'6" x 15'3"

Kitchen 11'10" x 9'5"

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