



3025 Patterson Street Armstrong British Columbia

\$1,250,000

A Rare Piece of Armstrong History! For more than a century, this remarkable property has quietly watched the community grow around it. Built in 1906, it served as Armstrong's first nursing hospital in 1912 & is now being offered for the first time in 36 years! Lovingly cared for & beautifully maintained, this charming home retains its original character & feel while offering space, flexibility & opportunity. Featuring 5 beds & 2 baths, the main level welcomes you with a large foyer, spacious living & dining rooms, kitchen, laundry, mudroom & bathroom. Upstairs offers 5 beds & a 2nd bathroom, providing plenty of room for a growing family. Set on nearly half an acre of beautifully maintained, flat landscaping, the private yard is a wonderful place for children, pets & family gatherings. Mature trees provide summer shade & privacy, while u/g irrigation keeps the established grounds looking their best. Enjoy the gazebo, detached garage/workshop with ample storage for tools, & a separate guest suite offering flexibility & income potential. Ideally located in the heart of Armstrong, this property is within walking distance to downtown, parks, schools, the arena, outdoor pool, fairgrounds & all the amenities this wonderful community has to offer. Some properties offer space, others offer character or opportunity. Very few offer the combination of history, charm, privacy & nearly half an acre in such a convenient location. A truly special property ready for its next chapter! (id:6769)

3pc Bathroom 9'6" x 9'0"

Bedroom 10'9" x 9'11"

Bedroom 10'4" x 9'1"

Bedroom 15'0" x 11'9"

Bedroom 14'9" x 13'0"

Primary Bedroom 14'10" x 14'1"

Storage 28'8" x 12'3"

Storage 15'0" x 11'9"

Mud room 11'4" x 9'11"

Laundry room 7'9" x 6'7"

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

Kitchen 16'10" x 9'11"

Other 12'4" x 8'3"

Dining room 15'2" x 14'6"

Living room 17'8" x 14'6"

Foyer 14'1" x 10'3"

Listing Presented By:



Originally Listed by:
Real Broker B.C. Ltd

<http://www.jloverealty.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.