



## 3270 Birban Avenue Armstrong British Columbia

\$790,000

Modern, low-maintenance living awaits at 3270 Birban Ave - a 2022-built rancher with a fully finished walkout basement in one of Armstrong's most sought-after newer communities. Perfectly positioned just minutes from downtown's charming shops, community events, & more, with Vernon's broader amenities just a short drive away - the best of small-town living without giving anything up. The home's main level offers an open L-shaped living area, featuring a spacious entertainment-inspired kitchen, open to the dining & living area. The primary bedroom impresses with a large walk-in closet and 5-piece ensuite. Standout features of the main floor include large windows flooding the space with natural light, and sliding glass door access to the upper deck. Finishing the main level is a laundry area, powder room & double-car garage. The lower level (walkout basement) is fully finished, complete with 2 spacious bedrooms, recreation room, storage room, full bathroom, & a second set of sliding glass doors giving access to the lower patio & immaculately landscaped backyard. (id:6769)

Utility room 8' x 8'4"

Full bathroom 10'11" x 5'9"

Storage 14'8" x 7'3"

Bedroom 13'5" x 11'1"

Bedroom 13'4" x 11'6"

Recreation room 27'5" x 15'9"

Partial bathroom 7'7" x 3'

Full ensuite bathroom 8'5" x 9'2"

Foyer 8'5" x 9'1"

Primary Bedroom 19'7" x 11'5"

Living room 13'8" x 9'8"

Dining room 13'8" x 12'6"

Kitchen 14'9" x 12'6"

Listing Presented By:



Originally Listed by:  
Select Real Estate



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.