

## 3319 Belaire Drive Armstrong British Columbia

\$439,950

Charming Home in a Prime Location. Offered as a Rental Opportunity or Ideal Primary Residence. Welcome to this inviting 2-bedroom home nestled in one of Armstrong's most desirable family-friendly neighbourhoods. Formerly a 3-bedroom layout, this home can easily be converted back to suit your growing family or investment needs. Located just a short walk to downtown Armstrong, you'll enjoy convenient access to local shops, restaurants, and amenities. Families will love Highland elementary school just at the end of the block - a rare and valuable perk! This property boasts several important upgrades, including extra insulation in the attic and crawl space (2019) for improved energy efficiency and year-round comfort. The Dutch roof shingles were replaced in 2020, offering peace of mind for years to come. Whether you're looking to invest in a rental property or find the perfect primary residence, this home offers versatility, comfort, and a strong sense of community. (id:6769)

Full bathroom 5'2" x 10'11"

Bedroom 12'5" x 11'10"

Primary Bedroom 18' x 12'0"

Laundry room 5'3" x 7'7"

Partial bathroom  $4'9" \times 5'8"$ Living room  $17'11" \times 11'11"$ Kitchen  $18'0" \times 11'2"$  Listing Presented By:

Originally Listed by: Coldwell Banker Executives Realty

http://www.amber-lee.ca/



Royal

## LePage Kelowna

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