



## 3419 Larch Drive Armstrong British Columbia

\$875,999

Rare Find in Armstrong's Most Sought-After Neighbourhood - McLeod Subdivision This one has it all -- space, style, and serious bonus features! Located on a beautifully landscaped, flat .37-acre lot, this 4-bed, 2-bath home (plus rec room!) delivers the kind of indoor-outdoor lifestyle you've been waiting for. Step into the open-concept kitchen and living area that flows onto a massive 40' x 12' covered deck -- complete with skylights and a hot tub. Perfect for entertaining, relaxing, or year-round outdoor living, plus a natural gas hookup for your BBQ. Downstairs, you'll find a cozy family room with wood-burning stove, a fourth bedroom, and a large laundry/storage area with plumbing for a potential third bathroom. Other additional features include newer furnace, Central AC, HWT and flooring. Over the garage is a 762 sq ft recreation room with a built-in bar, snooker table, skylights, and big view windows -- the ultimate bonus space for family or entertaining. The oversized tandem garage can function as a double or as a single with workshop. There's also a shed, wood storage, and tons of parking for your RV, boat, or toys plus plug in for an RV. This is your chance to live in one of Armstrong's most desirable areas with room for everyone and everything. (id:6769)

Recreation room 38' x 18'6"  
 Laundry room 23'10" x 11'3"  
 Bedroom 12' x 12'  
 Den 11'6" x 11'5"  
 Family room 21'5" x 11'9"  
 Partial ensuite bathroom 5'9" x 3'  
 Full bathroom 11' x 7'2"

Bedroom 10'1" x 9'9"  
 Bedroom 10'1" x 9'5"  
 Primary Bedroom 13'7" x 11'  
 Dining room 11' x 10'10"  
 Living room 13' x 12'  
 Kitchen 11' x 9'7"

Listing Presented By:



Originally Listed by:  
 Coldwell Banker Executives Realty



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
 BC,

Phone: 250-860-1100  
 Fax:  
 sbuck56@gmail.com

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