



3419 Larch Drive Armstrong British Columbia

\$839,900

Located on a beautifully landscaped 0.37-acre lot, this 4-bed, 2-bath home offers space, comfort, and bonus features in one of Armstrong's most desirable neighbourhoods. The main level features an open kitchen and living area with direct access to a 40' x 12' covered deck complete with skylights, hot tub, and gas BBQ hookup. Downstairs you'll find a family room with wood stove, a fourth bedroom, and laundry/storage with plumbing for a future third bathroom. Recent updates include a newer furnace, central A/C, hot water tank, and flooring. Above the garage is a 762 sq. ft. recreation room with skylights, built-in bar, and snooker table. The oversized tandem garage can serve as a double or single with workshop. Added perks: shed, wood storage, RV plug-in, and ample parking for boat, trailer, or toys. A rare opportunity to secure a spacious property in Armstrong's sought-after McLeod subdivision. (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



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