



3655 Patten Drive Armstrong British Columbia

\$699,000

Immaculate 4-bedroom, 3-bathroom family home located in a highly desirable neighbourhood close to schools, parks, and everyday amenities. Offering exceptional value at its listed price, this well-maintained home features a versatile 3+1 bedroom floor plan and an extraordinary private backyard that truly must be seen to be appreciated—a gardener's paradise bursting with beauty and tranquility. The bright main level offers three spacious bedrooms, including a generous primary suite complete with French doors and a private 3-piece en-suite. Easy-care laminate flooring extends throughout the main floor, while the inviting living room is highlighted by a cozy gas fireplace. The warm wood kitchen provides ample cupboard and counter space, overlooks the informal eating nook, and opens onto a spacious upper deck—perfect for morning coffee or evening entertaining while taking in the spectacular fenced backyard. The fully finished walkout lower level features a fourth bedroom, a full bathroom, and a large recreation room, making it an ideal space for sports enthusiasts, a media room, or family gatherings. Step outside to the covered patio, which flows seamlessly into the beautifully landscaped backyard retreat. Completing this outstanding package is a double garage, abundant outdoor living space, and a location that's perfect for growing families. A wonderful opportunity to own a move-in-ready home offering comfort, space, and exceptional value. (id:6769)

Utility room 5' x 4'11"

Foyer 13'2" x 6'1"

3pc Bathroom 8'3" x 5'2"

Laundry room 11'8" x 10'8"

Bedroom 10'7" x 9'11"

Family room 16'9" x 13'1"

4pc Bathroom 10'4" x 4'11"

Bedroom 9'11" x 9'10"

Bedroom 11'7" x 9'11"

3pc Ensuite bath 10'5" x 4'4"

Primary Bedroom 13'8" x 11'11"

Living room 16'11" x 14'11"

Dining room 12'5" x 10'6"

Kitchen 11'7" x 10'6"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

<http://www.robbbrown.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.