



## 3485 Rosedale Avenue 6 Armstrong British Columbia

\$469,000

Welcome to Rosedale Lane, a 55+ complex in Armstrong for those looking to downsize into a rural community that is just 15 minutes to Vernon. Offering flexibility, the layout is on 3 levels with two primary bedrooms and a flex-room on the entry level that is the 3rd bedroom, office, family or hobby room. One primary bedroom is just off the main living area and has a 3-piece ensuite plus a second primary bedroom on the upper-level loft which has a 4-piece ensuite and a walk-in closet. The flex-room on the entry level is 181 sf and measures 15'10 x 11'6, has a 2-piece bathroom nearby and would be great for guests or playroom for visiting grand-kids or even use it as an extension of the garage and create a shop space. There's a patio off the main living area that has been upgraded by this owner and is covered, offering shade and rain protection. There is a mix of garage sizes in this complex and this unit comes with a DOUBLE ATTACHED garage, measuring 18'2 x 19'3. Upgrades include: new overhead garage door, new flooring in the Den 2024, Furnace in 2015, Hot Water Tank 2016. Be sure to click on the Virtual Tour Link and then book a showing to view it in person and see if Rosedale Lane, with just 16 units, could be your next home. (id:6769)

Other 8'11" x 6'

4pc Ensuite bath 9' x 4'11"

Primary Bedroom 14'10" x 18'5"

Laundry room 7'1" x 11'6"

2pc Bathroom 4'11" x 4'10"

Bedroom 15'10" x 11'6"

3pc Ensuite bath 4'10" x 6'9"

Bedroom 12'2" x 11'4"

Dining room 10'1" x 12'1"

Kitchen 8'7" x 18'5"

Living room 13'1" x 12'4"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<http://www.paigegregson.com/>



Royal

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