



2444 York Avenue 7 Armstrong British Columbia

\$987,000

Welcome to Royal York Estates, a sought-after community in Armstrong! This exceptional 3,200+ sq. ft. rancher with full basement offers spacious living, quality finishes, and a prime location directly across from the Overlander Golf and Event Centre. The main level features 9' ceilings and an open-concept floor plan designed for comfortable everyday living and effortless entertaining. The stylish kitchen is equipped with quartz countertops, stainless steel appliances, a gas range, ample cabinetry, and generous workspace with an additional walk-in pantry. The bright living room showcases a cozy natural gas fireplace and opens onto a x-large covered patio overlooking the beautifully landscaped yard. The main floor offers 2 bdrms and 2 baths, including a spacious primary suite with a walk-in closet and private ensuite. The fully finished basement provides plenty of room for family and guests, featuring 2 additional bdrms, a full bath, office, and a large family room. Step outside to enjoy the fully fenced and beautifully landscaped backyard, perfect for gardening, relaxing, or entertaining. A rare triple-car garage provides abundant space for vehicles, storage, and hobbies. This home offers a wonderful blend of comfort, convenience, and low-maintenance living. Enjoy easy access to golf, dining, recreation, and all the amenities Armstrong has to offer. This is a fantastic opportunity to enjoy an active lifestyle in one of the area's most desirable communities. (id:6769)

Utility room 12'4" x 9'2"

Office 13'1" x 12'10"

Bedroom 15'2" x 13'1"

4pc Bathroom 11'2" x 6'

Bedroom 15'8" x 10'10"

Family room 36'1" x 30'2"

Other 35'1" x 30'2"

Laundry room 10'8" x 8'8"

Bedroom 14'2" x 11'2"

3pc Bathroom Measurements not available

4pc Ensuite bath 12'1" x 8'7"

Primary Bedroom 20'4" x 14'1"

Dining room 14' x 11'

Kitchen 14'3" x 9'7"

Living room 17'6" x 15'

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

<http://www.thecomfortsofhome.ca/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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