



# 2322 Maundrell Avenue Armstrong British Columbia

\$799,900

Need a family home where you can still have privacy & space from each other...look no further. Definitely not your cookie cutter home, this 4 level split, with its' various levels offers space for everyone and all activities. The 4 year old kitchen is outstanding with quartz counters, soft close hinges, stainless appliances (incl a gas range) & matching built in cabinetry in the dining area. Sliding doors open onto a massive deck (2023) with a shady covered portion, a hot tub area & lower deck off the family room downstairs. The living room features a gas f/p, original hardwood floors & semi-vaulted ceiling. Up 5 stairs you'll find 3 bedrooms & 2 full baths. The primary bedroom has a beautifully remodelled ensuite and a semi-vaulted ceiling for added spaciousness. Up a few more steps you'll find a loft area which makes a perfect office or computer/study area. Down a few stairs from the main living area is a good-sized family room with sliding doors to the back deck. You'll also find a 4th bedroom, 2 pc bath, laundry and access to the double garage. A few more steps down there is a nice bright room that would be perfect as a craft/games room, another room currently used as a bedroom and a large storage room. A crawlspace does run under the family room for extra storage if needed. Enjoy the water feature from the deck in the fully fenced & landscaped backyard. Loads of parking with room for your RV too! Come and & see the character of this unique home. (id:6769)

- Full bathroom Measurements not available
- Loft 13'7" x 12'1"
- Bedroom 19' x 10'6"
- Bedroom 10'3" x 9'10"
- Full ensuite bathroom Measurements not available
- Primary Bedroom 16' x 13'7"
- Storage 13'5" x 12'
- Bedroom 10'6" x 11'4"
- Media 10'3" x 7'8"
- Bedroom 12'2" x 11'
- Partial bathroom Measurements not available
- Family room 21'2" x 13'5"
- Kitchen 12' x 9'10"
- Dining room 18'10" x 10'3"
- Living room 13'8" x 17'4"

Listing Presented By:



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Royal LePage Downtown Realty

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



Royal

**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
info@joepeters.ca

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