



3620 Sage Avenue Armstrong British Columbia

\$469,900

Absolutely the best priced home in town so don't miss out on the opportunity to have your own piece of land! Situated in a gem of a neighbourhood, this cute and cozy home boasts a stellar location on a quiet street within walking distance to all levels of schools, transit, recreation & parks! Renovations done in 2017 include upgraded electrical, fresh paint, flooring, window coverings, exterior doors, steps & decks front and back and more! Appliances are in great shape with a brand new stove just installed. Serenity & privacy awaits on this good sized lot which offers a detached single car garage/shop and a patio out back with a fire pit for wiener & marshmallow roasts on those spring/fall evenings. Living, dining and kitchen area on the main floor are open concept and feature newer laminate flooring. A full bath & primary bedroom complete the main floor. Second bedroom, summer kitchen, laundry and storage/work area are located in the basement which does offer a separate entrance. Loads of parking is available outside...even room for an RV! New zoning will allow for a new home with a legal suite to be built when desired. Whether you are buying for an investment, just starting out or retiring but don't want a strata, this property is a solid investment just waiting for you! (id:6769)

- Other 13'4" x 9'7"
- Laundry room 16'10" x 9'7"
- Bedroom 6'11" x 10'2"
- Primary Bedroom 10'1" x 10'7"
- Foyer 6'8" x 3'11"

- Foyer 5'2" x 9'1"
- Living room 12'10" x 8'1"
- Dining room 11'4" x 7'2"
- 4pc Bathroom 7'5" x 6'6"
- Kitchen 12'10" x 9'2"

Listing Presented By:



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Royal LePage Downtown Realty

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



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