



## 3750 Wood Avenue Armstrong British Columbia

\$725,000

Welcome to 3750 Wood Avenue, a beautifully updated gem that perfectly blends original charm with modern convenience. This cozy 2-bedroom, 2-bathroom home, originally built in the 1930s, has undergone tasteful improvements over time that enhance its warmth and character. Once inside you'll discover a spacious kitchen featuring concrete & butcher-block countertops, perfect for culinary enthusiasts. The inviting living spaces create an ideal setting for both relaxation and entertaining. The thoughtfully designed primary suite includes a 4-piece ensuite bathroom, providing a bit of a private retreat. Additional features of the primary suite include five upgraded insulated and tinted south facing windows, ensuring comfort and energy efficiency. Enjoy the outdoors with a covered patio and generous yard space, perfect for hosting gatherings or simply enjoying the surroundings. For those with hobbies or toys, the property boasts a double car garage and a 18' x 32' detached shop, offering ample storage and workspace. Recent upgrades include & new furnace and addition of air conditioning for those warm summer days, increased insulation in the attic also improves the year-round comfort of the home. This home is a fantastic opportunity for first-time buyers, downsizers, or anyone looking to embrace the charm of small-town living. Don't miss your chance to make this delightful home your own! Schedule a viewing today and experience the perfect blend of vintage character and modern living. (id:6769)

Other 10'6" x 21'1"

3pc Bathroom 5'7" x 8'10"

Bedroom 9'10" x 8'3"

4pc Ensuite bath 11'1" x 8'10"

Other 5'9" x 9'4"

Primary Bedroom 13'10" x 12'3"

Kitchen 22'0" x 12'10"

Living room 15'11" x 8'3"

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