



# 3485 Rosedale Avenue 6 Armstrong British Columbia

\$499,000

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. 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. There's an option of a 3rd bedroom on the entry level that has a 2 piece bathroom nearby. This room is 181 sf and measures 15'10 x 11'6 and can be used as a family room, an office, hobby room, space for your guests or playroom for visiting grand-kids or 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'	3pc Ensuite bath 4'10" x 6'9"
4pc Ensuite bath 9' x 4'11"	Bedroom 12'2" x 11'4"
Primary Bedroom 14'10" x 18'5"	Dining room 10'1" x 12'1"
Laundry room 7'1" x 11'6"	Kitchen 8'7" x 18'5"
2pc Bathroom 4'11" x 4'10"	Living room 13'1" x 12'4"
Den 15'10" x 11'6"	

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

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



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