



2345 Patterson Avenue 101 Armstrong British Columbia

\$689,000

There's something refreshing about a home that lets you skip the renovations and jump straight into living. This quality-built 3-bedroom, 2.5-bath half duplex by GEM Quality Homes delivers modern comfort, thoughtful design, and peace of mind from day one. Built by a trusted local team with deep roots in Armstrong, this home reflects pride in craftsmanship and attention to detail throughout. The layout is smart and functional, featuring spacious bedrooms, contemporary finishes, and an easy flow designed for busy family life and relaxed entertaining alike. Energy efficiency is front and centre, with triple-pane tilt-and-turn windows, a heat recovery ventilation (HRV) system, and an EV-ready garage providing you year-round comfort, improved air quality, and lower operating costs. Located on Patterson Avenue, the setting offers everyday convenience paired with a strong sense of community. Walk to downtown shops, cafes, parks, and schools, or step out back onto nearby walking trails, perfect for morning jogs, evening strolls, or time outdoors with the kids. Outside, a covered patio extends your living space, ideal for summer barbecues, casual gatherings, or unwinding at the end of the day. If you're ready to move on from fixer-uppers and into a home that needs nothing but you and your family, this is a smart, stylish next step in one of Armstrong's most convenient neighbourhoods. (id:6769)

Bedroom 11'6" x 10'11"

4pc Bathroom 9'6" x 5'0"

Bedroom 13'6" x 11'7"

4pc Ensuite bath 6'11" x 11'8"

Primary Bedroom 16'1" x 17'0"

Utility room 3'1" x 7'4"

2pc Bathroom 5'1" x 5'0"

Den 6'8" x 5'1"

Kitchen 8'11" x 11'7"

Dining room 8'6" x 11'7"

Living room 15'5" x 13'6"

Listing Presented By:



Originally Listed by:
Real Broker B.C. Ltd

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



Royal LePage Locations West Realty

484 Main Street , Penticton, BC,

Phone: 250-493-2244
tammykozari@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.