



## 2345 Patterson Avenue 102 Armstrong British Columbia

\$779,000

Experience true North Okanagan living with this quality-built 3-bed, 2.5-bath half duplex by Gem Quality Homes. Born and raised in Armstrong, the talented team at Gem takes pride in delivering craftsmanship rooted in local tradition, small-town values, and a deep love for the community. Perfectly situated on Patterson Avenue, this thoughtfully designed home offers the best of both worlds: a peaceful setting with the convenience of being just steps from downtown Armstrong. Enjoy easy access to all the amenities that make this vibrant community so special. Outdoor enthusiasts and families alike will appreciate the walking trails right behind the home, perfect for morning jogs, evening strolls, or weekend adventures. After a day of enjoying everything Armstrong has to offer, relax on your private covered patio, ideal for barbecuing, entertaining, or unwinding with a good book. A roughed-in hot tub connection adds even more potential for outdoor enjoyment. Inside, you'll find a functional and stylish layout designed for today's busy lifestyles, featuring spacious bedrooms, modern finishes, and thoughtful touches throughout. Whether you're just starting out, growing your family, or looking to downsize without compromise, this home offers the perfect blend of comfort, convenience, and quality in one of the North Okanagan's most welcoming communities.

(id:6769)

4pc Bathroom 9'8" x 4'11"

Bedroom 11'5" x 10'11"

Bedroom 13'7" x 11'6"

4pc Ensuite bath 11'5" x 6'11"

Primary Bedroom 17'1" x 14'0"

Utility room 7'2" x 3'1"

2pc Bathroom 5'1" x 5'

Living room 15'5" x 10'9"

Dining room 14'4" x 8'3"

Kitchen 14'4" x 9'2"

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.

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<http://ponderosarealestate.ca/>



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

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