



# 2415 Pleasant Valley Road Armstrong British Columbia

\$799,900

Welcome to 2415 Pleasant Valley Road. This well rounded family home with a 1 bedroom legal mortgage helper is located within walking distance of Armstrong Preschool, Armstrong Elementary School, Len Wood Middle School and Pleasant Valley Secondary School, as well as the Pleasant Valley Health Centre. The spacious 5-bedroom, 4-bathroom home offers up a bright open concept main level boasting 9-foot ceilings. The kitchen, dining area and living room are great for entertaining, as there is a walkout to the backyard and sundeck. Also, on the main level is an open entryway, office/den, a 2-piece bathroom and, finally, access to the 24 ft x 13 ft garage. Upstairs, you will find the spacious primary bedroom complete with a 5-piece ensuite and a true cleverly designed walk-in closet. Down the hall are 3 other bedrooms, a spacious laundry room and full bathroom. In the basement you will find the full legal suite complete with its own separate side entrance, laundry room (hook up), kitchen, large living room/dining area, as well as another bedroom. Outside you will find a mix of garden beds, numerous tree varieties, and a great mix of flowers and shrubs to give you a true park-like feeling with room to play, host gatherings, and even grow your own food! This true Armstrong family home is now ready for its next owners. Priced well below Assessed Value!!! Book your informed showing today and see what this home has to offer! (id:6769)

- Bedroom 12' x 9'1"
- Full bathroom 8'4" x 4'11"
- Bedroom 13'9" x 9'2"
- Laundry room 9'2" x 7'6"
- Bedroom 9'11" x 10'11"
- 5pc Ensuite bath 13'3" x 7'
- Primary Bedroom 16'8" x 14'0"
- Storage 10'5" x 5'0"
- Foyer 16'3" x 8'10"
- Den 9'3" x 11'5"
- Partial bathroom 8' x 5'10"
- Dining room 11'9" x 11'
- Living room 17'8" x 14'8"
- Kitchen 20'3" x 11'9"
- Full bathroom 8'6" x 5'3"
- Bedroom 15'0" x 11'9"

Listing Presented By:



Originally Listed by:  
Royal LePage Downtown Realty



**Royal LePage Locations West Realty**

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Laundry room 8'4" x 7'4"

Living room 20'2" x 14'2"

Kitchen 9'3" x 7'8"