



2845 Burns Avenue Armstrong British Columbia

\$549,900

INVESTOR ALERT! Welcome to this super charming & well-loved home on one of Armstrong's quietest, kid-friendly streets. Whether you've got little ones learning to ride bikes or you're on the hunt for a great rental property, this one is a solid pick! With over 1,500 sqft of living space, this 3-bed, 2-bath home has a cozy, functional layout with lots of potential to make it your own. The main floor is bright & welcoming, with big windows that let in tons of natural light. The living room flows into the dining area & kitchen, making it perfect for hanging out or entertaining family & friends. You'll also find the primary bedroom, a 2nd bedroom, & a full 4-pc bathroom upstairs. Downstairs has a HUGE family/rec room (hello movie nights!), a 3rd bedroom, another 4pc bath, & a separate laundry area which is ideal for families, guests, or even a home office setup. Step outside to your fully fenced backyard oasis complete with a covered gazebo for relaxing or hosting, plus a 13x10ft workshop/shed for hobbies or extra storage & even more storage around back. Parking is a breeze in the 38x14ft carport which easily fits two vehicles or your toys. All of this is just minutes to schools, parks, downtown Armstrong, & recreation facilities. Armstrong Elementary is under 1 km away, & Vernon is only a 15-minute drive. Whether you're an investor, buying your first place, downsizing, or looking for a family-friendly home with room to grow, this one's definitely worth a look! (id:6769)

Utility room 5'5" x 2'11"

Laundry room 5'4" x 3'0"

Other 13'8" x 11'0"

4pc Bathroom 11'0" x 5'7"

Bedroom 13'0" x 13'0"

Recreation room 24'3" x 14'0"

4pc Bathroom 7'3" x 8'0"

Bedroom 12'6" x 9'10"

Primary Bedroom 13'3" x 12'1"

Dining room 9'11" x 9'6"

Living room 15'5" x 15'2"

Kitchen 11'10" x 9'6"

Listing Presented By:



Originally Listed by:
Real Broker B.C. Ltd



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.