



3170 Fraser Road Armstrong British Columbia

\$939,000

Enjoy a rural feel just minutes from Armstrong's many amenities, including groceries, schools, shopping, restaurants, banking & health services. On a 0.55-acre lot and City Water, this 3,200 sf Rancher offers level living with 3 bedrooms, 2 bathrooms & laundry upstairs PLUS 2 more bedrooms in a LEGAL SUITE. Main floor has beautiful hardwood in the living & dining areas, along with a generous kitchen that can accommodate either a large dining table or a cozy sitting area with a TV & patio doors that open to a covered deck & mountain views. The basement features a family room & cold room accessible by the upstairs occupants. Over to the suite, there's a large kitchen, family room, primary bedroom w/ an en-suite, 2nd bedroom, full bathroom, laundry hookups & its own gas furnace. This space is perfect as a mortgage helper or a multi-generational setup—ideal for parents downsizing while keeping family close. A separate 513 sq. ft. shop (27'2" x 18'11") provides excellent storage or workspace. Systems: Two gas furnaces (main home: 2022, suite: 2008) with separate meters; Two hot water tanks (both 2013); Three electrical meters (house, suite & shop); New upstairs stove; Suite appliances (2018); House roof replaced (2021); Shop roof (2018); 220V power in the shop with an insulated floor; 2024 taxes w/homeowner grant \$3489. This well-designed property offers flexibility, views, gardens, income potential, shop & plenty of space! (id:6769)

Utility room 5'3" x 6'7"

Laundry room 6'2" x 6'10"

2pc Ensuite bath 5'6" x 6'2"

Utility room 4'8" x 6'11"

Storage 8'10" x 6'5"

Recreation room 23' x 12'4"

Laundry room 10'6" x 9'6"

Full bathroom 5'1" x 10'

Bedroom 10'9" x 9'

Bedroom 10'9" x 9'

Full ensuite bathroom 5'3" x 7'11"

Primary Bedroom 14'4" x 12'10"

Dining nook 10'9" x 12'

Dining room 15'5" x 13'5"

Living room 15'4" x 15'

Kitchen 18'8" x 10'5"

Full bathroom 10'6" x 4'11"

Bedroom 10'5" x 11'4"

Primary Bedroom 12'5" x 14'4"

Bedroom 10'9" x 9'

Listing Presented By:



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RE/MAX Vernon

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



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