



# 3220 Patterson Street Armstrong British Columbia

\$499,900

Charming Opportunity in the Heart of Armstrong Discover this fantastic opportunity in the highly sought-after heart of Armstrong, just a short stroll to schools, shopping, and public transit. This well-built home offers incredible potential with a little TLC to make it your own. Priced at \$164,000 below assessed value, this property is a rare find that won't last long. Home Highlights: Bedrooms: 4 (note: the 4th bedroom does not have a closet but can easily accommodate an external wardrobe). Yard: Spacious, flat yard--perfect for kids and pets to enjoy outdoor activities. Updates: Includes a brand-new hot water tank, with new baseboard heaters currently being installed by a licensed electrician. This property is being sold ""as is, where is"" and is subject to probate. However, an option for a tenancy-at-will arrangement can be discussed to allow for early occupancy. Don't miss your chance to secure this incredible deal in a prime location. Book your showing today! (id:6769)

Family room 13' x 17'  
Laundry room 10'11" x 20'6"  
Full bathroom 6'6" x 8'  
Bedroom 10'9" x 11'  
Bedroom 12'3" x 13'  
Other 6'6" x 7'8"  
Primary Bedroom 12'3" x 13'5"

Bedroom 7'9" x 7'11"  
Full bathroom 7'9" x 7'11"  
Kitchen 9'9" x 10'  
Dining room 9'6" x 11'6"  
Living room 12'5" x 17'4"  
Other 4'3" x 6'6"  
Foyer 6'6" x 9'0"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<https://nathansulz.com/>



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

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

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