



## 3319 Belaire Drive Armstrong British Columbia

\$399,000

Charming Home in a Prime Location. Offered as a Rental Opportunity or Ideal Primary Residence. Welcome to this inviting home nestled in one of Armstrong's most desirable family-friendly neighborhoods. Formerly a 3-BEDROOM, this home can easily be converted back! Located just a short walk to downtown Armstrong, you'll enjoy convenient access to local shops, restaurants, and amenities. Families will love Highland elementary school just at the end of the block - a rare and valuable perk! This property boasts several important upgrades, including extra insulation in the attic and crawl space (2019) for improved energy efficiency and year-round comfort. The Dutch roof shingles were replaced in 2020, offering peace of mind for years to come. Whether you're looking to invest in a rental property or find the perfect primary residence, this home offers versatility, comfort, and a strong sense of community. Property is priced well below assessed value. Home is currently tenanted but they are moving out very soon. (id:6769)

Full bathroom 5'2" x 10'11"

Bedroom 12'5" x 11'10"

Primary Bedroom 18' x 12'0"

Laundry room 5'3" x 7'7"

Partial bathroom 4'9" x 5'8"

Living room 17'11" x 11'11"

Kitchen 18'0" x 11'2"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty

<http://www.amber-lee.ca/>



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