



4435 Hallam Road Armstrong British Columbia

\$1,060,000

Picturesque 13.25-acre hobby farm just minutes from Armstrong! This fertile, fully perimeter-fenced property features an older 4-bedroom, 2-bathroom home with a level-entry main floor offering an open kitchen and dining area, spacious living room, and an inviting sunroom. Two bedrooms and a full bath with soaker tub complete the main level. Upstairs you'll find the primary bedroom with 3-piece ensuite, plus a fourth bedroom. Recent updates include a new asphalt roof in 2021. The land is well-suited for agriculture and livestock, with multiple hay and horse paddocks and your own boutique vineyard planted to Foch wine grapes. Excellent infrastructure includes a 35' x 50' shop with two 12' roll-up doors, a 19' x 48' stable with four box stalls and tack room, a 24' x 48' hay cover with 14' x 48' lean-to, and the original 40' x 48' dairy barn ideal for additional storage. Domestic water is supplied by a community system, with supplemental supply via Lampert Spring water license. A fantastic rural opportunity in a prime location, close to all Armstrong and Spallumcheen amenities. (id:6769)

Bedroom 9'0" x 17'0"
3pc Ensuite bath 14'0" x 7'0"
Primary Bedroom 19'0" x 14'0"
Other 47'0" x 41'0"
Other 20'0" x 12'0"
Other 9'0" x 9'0"
Other 19'0" x 48'0"
Other 35'0" x 50'0"
Other 14'0" x 48'0"
Other 24'0" x 48'0"

Bedroom 10'0" x 10'0"
3pc Bathroom 10'0" x 10'0"
Sunroom 7'0" x 10'0"
Living room 14'0" x 21'0"
Bedroom 8'0" x 9'0"
Other 8'0" x 10'0"
Foyer 5'0" x 11'0"
Dining room 12'0" x 9'0"
Kitchen 13'0" x 12'0"

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