



2444 York Avenue 8 Armstrong British Columbia

\$979,000

Set in the highly sought-after community of Royal York Estates, just minutes from Overlander Golf Course, this beautifully appointed rancher with a full basement offers a lifestyle defined by comfort, quality, and ease. The triple bay garage, featuring an extended third bay, provides space for a workshop, extra storage, or all the toys needed for an active Okanagan lifestyle. Inside, a bright front office off the entry creates the ideal work-from-home space, perfectly suited for balancing productivity with leisure. The heart of the home is the open-concept main living area, where a soaring vaulted ceiling draws your eye from the living room to the covered deck beyond. The thoughtfully designed kitchen is perfect for everyday meals or entertaining friends and family, with a seamless flow to the dining and living spaces. The primary suite is a private retreat, complete with a generous walk-in closet and four-piece ensuite featuring a glass-enclosed tiled shower. Double French doors open directly to the covered patio and hot tub, creating a seamless extension of the living space outdoors. The fully finished basement offers two additional bedrooms, a full bathroom, a den, and a spacious entertainment area ready to be tailored to your lifestyle. With ample storage, a fully fenced yard, and low-maintenance landscaping, this home delivers refined living without complication. For those looking to simplify, elevate, and enjoy life, this exceptional property is ready to welcome you. (id:6769)

Storage 6'4" x 5'6"

Utility room 10'6" x 10'2"

4pc Bathroom 5'8" x 10'11"

Bedroom 13'0" x 14'10"

Other 13'0" x 12'8"

Other 7'8" x 6'2"

Bedroom 15'8" x 10'1"

Recreation room 14'6" x 12'6"

Bedroom 14'1" x 11'0"

Laundry room 10'8" x 10'9"

Other 7'8" x 8'5"

4pc Ensuite bath 12'0" x 8'5"

Primary Bedroom 20'0" x 13'10"

Dining room 13'7" x 12'

Kitchen 17'0" x 10'11"

Living room 17'0" x 10'11"

Listing Presented By:



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