

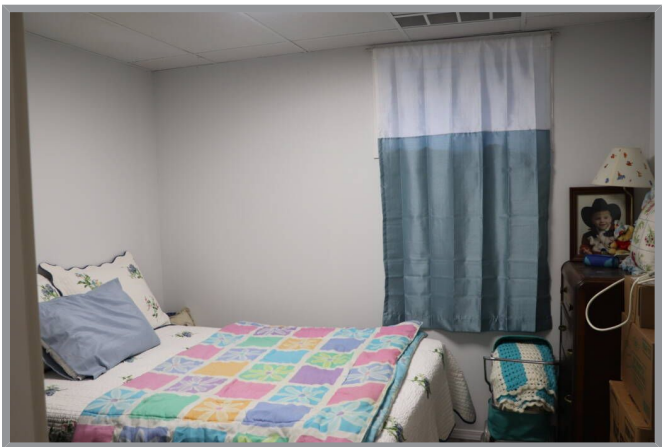
2424 Bradley Drive, Armstrong, BC



Welcome home to 2424 Bradley Drive!

Welcome home to 2424 Bradley Drive! Ready for a quieter, rural lifestyle with friendly neighbors and easy access to all amenities and activities? Then welcome to the City of Armstrong! Check this location! Just steps from the Golf Course gates, and a few blocks walk from Tim Horton's hub! Walk or bike to schools, park, arena, curling rink, mall and downtown core. Easy care, level, irrigated yard, fenced at back with fruit trees and berries! Level driveway with RV parking to the side. Level entry home offers 3 bedrooms, two bath and the laundry on one level for every day convenience. Step right out the kitchen to the back patio. The lower level just finished and now features a grooming room for your pet, 2 pce bath, 4th bedroom and huge hobby and family room. New gas furnace and Air conditioner in 2023!





Specifications

MLS® # 10286733	Neighborhood Armstrong And Spallumcheen
Year Built 1994	Zoning R1
Lot Size .16 acres	Lot Frontage 60'
Lot Depth 100'	Home Size
Total Square Footage 2467 sq. ft.	Main Level 1237 sq. ft.
Lower Level 1230 sq. ft.	Bedrooms 4
Bathrooms 2 1/2	Taxes \$2637.64 (2022)
Services Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water	



Features

THE HOME

Built in 1994 with stucco exterior and asphalt shingle roof, new eaves in 2022

- Natural gas forced air heating system (furnace 2009)
- Central air (new in 2017)
- New hot water tank in 2022
- Security system (never used)

MAIN LEVEL

Just 3 steps to the main entrance and foyer or enter from the garage right into the laundry/mud room

Step saver kitchen with breakfast nook has sliding glass doors to the back patio and yard.

- Patio door is fitted with custom doggy door so your pet can come and go!
- Dining area and living area with alcove for your TV and bay window overlooking the front yard
- Master bedroom at the quiet back of the house offer walk-in closet and ensuite with shower
- Two more bedrooms and full bath with tub/shower

LOWER LEVEL

Just finished this past year! This level now offers a grooming room with hot and cold water for your pet, a new 2pce bath, a 4th bedroom, hobby room and great family room.

- Vinyl plank flooring throughout!



