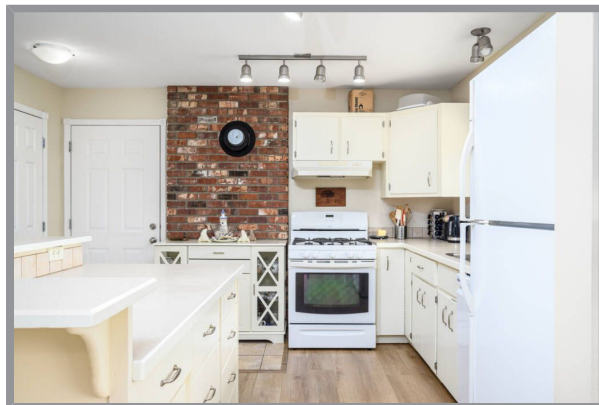
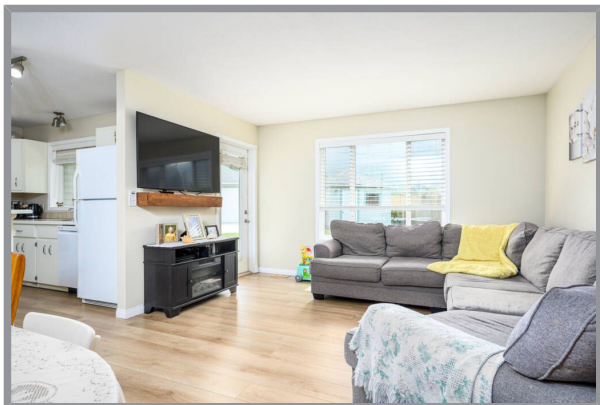
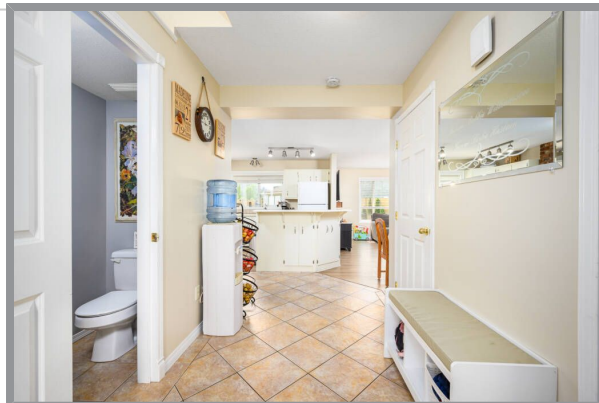


2109 Hunter Avenue, Armstrong, BC

**ARMSTRONG - with detached shop!**

Need some space for your active young family? Check this out! Large, level, fully fenced yard in cul-de-sac of great family neighborhood! New Irrigation system. Loads of play area, firepit, garden area and super playhouse/garden shed! Lots of parking including full hook up for your RV! Two story home with 'great room design that opens right out to the patio and backyard-the perfect flow for children and pets! The upper level offers two fun children's rooms and bath with laundry. All just down the hall from the primary bedroom which comes with ensuite and walk-in closet. Super bonus room off the primary serves as office/sewing room. New exterior mount furnace & air conditioning, newer hot-water tank, new flooring throughout, attached garage and charming front porch! And for the mechanically inclined - driveway right to the fully finished garage/shop complete with 2 pce bath! Children's playpark just down the block. Schools, park with pool, arena, skateboard park, all within short bike ride! Golf course next door! 15 mins to downtown Vernon.





### Specifications

MLS® # 10307579	Neighborhood <a href="#">Armstrong And Spallumcheen</a>
Year Built 2004	Zoning R1
Lot Size 0.21 acres	Lot Frontage 39'
Lot Depth 124'	<b>Home Size</b>
Main Level 749 sq. ft.	Total Square Footage 1612 sq. ft.
Bedrooms 3	Upper Level 863 sq. ft.
Taxes \$2,826.25 (2023)	Bathrooms 2 full, 2 half
Services Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water	
School District SD83	



## Features

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### THE LOCATION

Welcome to the City of "Armstrong" - a quieter, rural lifestyle and a great place to start your family or retire! All services are available, the schools are excellent and of course this is home to the Interior Provincial Exhibition and annual Demolition Derby! Check out the gorgeous family park with heated swimming pool, the hockey arena, the skate park and the Armstrong curling Club! And best of all is the friendly 'know your neighbor' atmosphere! All this and the City of Vernon is just 20 minutes to the south! Transit is available to the City of Vernon!

### THE PROPERTY

Between the edge of farmlands and the golf course, The Royal York neighborhood is perfect for families and empty-nesters with single-family homes set on large lots on quiet streets!

Children's Park is just down the block. Stroll over for dinner at the Golf course restaurant! Pick up your coffee at Tim Hortons just a block away and make the quick trip to Vernon in under 15 minutes!

Large lot fans out from the cul-de sac. Fully fenced at sides and back. Gate on wheels for vehicle access!

Level, easy access driveway to the attached garage and straight through to the back yard and shop

Irrigation system installed in 2022 - includes lines to future garden area

Full hook-up for your RV!

Fenced area for Garden! Fire pit!

### SHOP

Dad will appreciate this! Fully finished 25' x 26' with two overhead doors.

Flue for a wood stove.

2 pce bath (seasonal)

### SHED/PLAYHOUSE

11' x 11' Great multipurpose building, wired - Let's see who claims it first! Children's playhouse or Mom's storage/garden shed?

### THE HOME

A super plan for your young family! 'Great room' main living area opens right out to the patio and backyard! Keep an eye on all the backyard activities from the kitchen. All bedrooms are on the upper level!

- Vinyl exterior and asphalt shingle roof
- Natural gas forced air heating system and central air - new exterior unit in April 2022
- New hot water tank in 2020
- New flooring (vinyl plank) throughout! No carpets!!
- Window blinds
- Built-in vacuum
- Attached garage with, electric heat, automatic opener and door to the backyard



## MAIN LEVEL

Welcoming front porch is great for watching children play in the cul-de-sac!

- The tiled front foyer opens to the great room with kitchen, dining and living area and quick access to the patio and backyard.
- Kitchen has brick feature wall, side buffet, island with breakfast bar, pantry, gas range, fridge, and dishwasher (new in 2021)
- Open dining/living area with Fraser door to the backyard
- Den – currently the children’s playroom could resume its life as a formal dining room!
- Two pce guest bath with tiled floors and lots of storage

## UPPER LEVEL

- Primary bedroom with walk-in closet, ceiling fan and ensuite with shower
- Den/office off the master
- Two fun children’s bedrooms
- Main bath with tub/shower and laundry!





