

3388 Lockhart Drive, Armstrong, BC



McLeod/Lockhart subdivision in Armstrong!

Perfect for empty nesters who need room for toys and who like to putter! Level .41-acre yard with mature landscaping, underground sprinklers and second driveway for the shop and RV/Boat parking! This one owner home has been carefully maintained and is super comfortable. Everything you need for every day is on the level entry main floor! The step-saver kitchen and casual dining area open to the covered back deck and yard. Family and dining rooms combine to make a perfect space for family gatherings. Formal living room. Generous primary bedroom and bath with large, tiled shower and his and hers vanity. Generous laundry area doubles as casual entrance for the garage. Upstairs is perfect for family visits with full bath with tub/shower, two bright bedrooms and a wall of storage. Efficient and quiet hot water baseboard heat and a gas stove cozies up the TV area. Double garage with his and hers doors. Small shop with power and carport. Quiet family neighborhood with play park just down the road.





Specifications

MLS® #
10318641

Year Built
1990

Lot Size
0.41 acres

Lot Depth
177'

Bathrooms
2

Services
Hydro, Natural Gas, Telecommunications, Septic, Municipal Water

Neighborhood
[Armstrong And Spallumcheen](#)

Zoning
R1

Lot Frontage
74'

Bedrooms
3

Taxes
\$2,895.35 - 2024



Features

THE NEIGHBOURHOOD

Surrounded by farmland and hills, The McLeod/Lockhart Subdivision is a long-established neighborhood of quiet streets with single family residential homes on generous lots. Children gather at the neighborhood park and the school bus has several stops here for the 5-minute ride to town and schools. No city lights so you can sit in your backyard and enjoy the night sky!

THE PROPERTY

- .41-acre corner is level and fully landscaped!
- Automatic multi-zoned irrigation system
- Raspberry patch and room for a garden!
- Generous driveway at the front and a second driveway at the back for access to the shop and RV/boat parking

THE HOME

- Perfect for empty nesters who like to have toys and like to putter in the yard! Everything you need for everyday living is on the main floor and the upper level offers two bedrooms, bath and storage for company!
- Vinyl exterior and asphalt shingle roof
- Approx. 4 ft crawl space under the home for easy access to services.
- Electric fired boiler with hot/water baseboards – quiet and efficient!
- Wall mounted gas heater in main area for cozy TV area
- Built in vacuum
- Double garage with his and hers doors.

MAIN LEVEL

- Near level entry from the main foyer and the garage
- Well organized kitchen with built-in oven, countertop range dishwasher and view over the back yard
- Breakfast area opens to the covered deck
- Family room combines with the large dining area – perfect for gatherings.
- Formal living room
- Primary bedroom overlooks the front yard
- Bathroom with large tiled, step in shower and twin vanity

UPPER LEVEL

- Two bedrooms separated by a wall of storage closets
- Bath with tub/shower
- Storage room



