

2245 Okanagan Street, Armstrong, BC



Private, parklike 1.63 acre right in town!

Cottage in the Trees! Mere blocks from downtown and across from the Par 3 golf course, this 1.63-acre property is your personal, hidden park! Beautifully natural, mature trees and shrubs fill the slopes and shade the level, irrigated lawn areas! Built in 1989 and lovingly maintained by the original owners, this home is now ready for your family to create memories! The classic 2-story style offers great division of living space and walls of deep windows to bring the outdoors in! The wrap-a-round porch welcomes you to the main level which offers the super kitchen, dining and living room, the primary bedroom, second bedroom/office and sunroom that extends to the glass lined deck! The upper level offers 3 very large and unique bedrooms and bonus room over the garage! Noisy activities can happen in the lower-level family/games room and exercise room that opens to the covered patio and backyard. Beautiful use of fir, pine and birch and thoughtful built-ins through-out. Real wood burning fireplace with gas options. Granite counters and updated bathrooms! Double garage, lots of level parking, room for your RV and a matching garden shed that could double as a perfect playhouse. New roof and gas furnace, central air, vacuum, and security. Ready for your immediate living! If you can give up rare privacy, there is potential for subdivision!





Specifications

MLS® #
10390065

Year Built
1989

Lot Size
1.63 acres

Main Level
1582 sq. ft.

Lower Level
926 sq. ft.

Bathrooms
3

Services
Hydro, Natural Gas, Shaw Cable, Sewer, Municipal Water

School District
83

MLS® #
10390065

Neighborhood
Armstrong And Spallumcheen

Zoning
R1

Home Size

Total Square Footage
3961 sq. ft.

Upper Level
1453 sq. ft.

Bedrooms
5

Taxes
4545.66 - 2025

Neighborhood
Armstrong And Spallumcheen



Features

THE PROPERTY

Truly a secret property! 1.63 acres of serene privacy—completely hidden behind strands of impressive and mature trees and shrubs that have been preserved on the hillside portion of the property. Your own private park!

- Walk or bike to the center of the Armstrong, schools, arena and community park and pool!
- Steps from the Royal York Par 3 Golf Club
- Backing onto railway – one of the nostalgic few still operating and not yet a rail trail!
- Lovely lawn areas – with underground irrigation
- Apple, plum and pear trees
- Storage/garden shed with vinyl siding, asphalt shingle roof w/skylight – could be awesome playhouse!
- *if you can give up this privacy, there is potential for subdivision

THE HOME

Built by the current owners in 1989, meticulously maintained and updated and ready to welcome the next family! This classic two-story style offers the best separation of living and sleeping space plus walk-out lower level for fun and recreation!

- Vinyl exterior, new asphalt shingle roof and gutters in 2025
- Natural gas fired heating system – new furnace in 2024, gas hot water tank approx. 3 years old
- Central air/heat pump (2008)
- Built in vacuum and security system
- Subtle recessed lighting throughout
- Custom window coverings
- Walls of extra deep windows welcome natural light and bring in the outdoors at every angle
- Attached double garage with his and hers doors
- Wood storage under the wrap around porch.
- Welcoming wrap around covered front porch. Handy storage for wood underneath
- Deck and patios at the back!

MAIN LEVEL

- Casual entrance from the garage with two pce bath and laundry area with storage cabinets.
- Beautiful Fir hardwood and tile flooring through the main living area
- Super kitchen in solid birch with mega drawers and cabinets to the ceiling! Glass front cabinets for display and granite counters. Paneled two door fridge and dishwasher and glass-top range and with view over the back of the property
- Living room features brick faced real wood burning fireplace flanked by custom built-in cabinets. (Rough in for gas if you prefer!)
- Generous dining area with built in cabinets and bay window overlooking the back yard
- French sliding door open to the 'sunroom'- perfect for what ever your lifestyle needs- TV room, playroom, hobby room, study... French door opens to the glass railed deck for outdoor dining in the trees!
- Primary bedroom at the quiet end of the home features generous closets and ensuite with shower
- Second bedroom, currently doubling as Den/office, enjoys huge view of the front grounds.

UPPER LEVEL



- The open pine stairway leads to the upper landing and bedrooms, all in cozy Berber carpeting.
- 3 very generous and unique bedrooms! One with alcove for play or study, one with sitting/dressing room with twin sky lights and one with huge walk-in closet.
- Main bath with tiled floors, granite counter and tub/shower
- BONUS room over the garage ready to finish as you like!

LOWER LEVEL

- Fun and games begin here! Lots of room for TV and games tables and the wall of built-in storage keeps it all neat!
- The cedar-lined exercise room features walls of windows and aggregate flooring and opens to the covered patio. (previously the hot tub room-shower could be re-installed)
- Storage room with easy access to the crawl space
- Mechanical room.



