

# \$999,999 - 2444 York Avenue Unit# 8, Armstrong

MLS® #10349394

**\$999,999**

4 Bedroom, 3.00 Bathroom, 3,115 sqft

Single Family on 0.12 Acres

Armstrong/ Spall., Armstrong, British Columbia

Golf-enthusiasts take notice, this fabulous 4-bedroom rancher & den w/basement boasts a superb location within the desirable Royal York Estates community, walking distance from town amenities, and a mere 30 minutes from Silverstar. The home itself offers a breathtaking open-concept interior, drenched in natural light with large windows and inspiring Mountain views. Vaulted ceilings span overhead and gleaming laminate flooring underfoot. A generously sized gourmet kitchen awaits with copious shaker cabinetry, quartz countertops, oversized center island, and a large walk-in pantry. Entertaining is a breeze within the expansive dining and living areas, where a handsome gas fireplace adds warmth and ambiance. From the dining room, step out onto the attached southwest-facing covered deck, complete with sit up breakfast bar and steps to the patio, where the working hot tub awaits. French doors lead into the master bedroom suite, where a large walk-in closet and spa-like ensuite bathroom offer the ultimate retreat. Below the main floor, the finished basement level has been outfitted with high ceilings and multiple spacious bedrooms with generous closet storage. An expansive family room, cold storage room, and well-appointed full hall bathroom complete the space. Outside, the oversized 3-car garage boasts 12-foot ceilings and 10-foot doors, making it the ideal space for all your toys. Leafguard system with a lifetime warranty included. Come see everything this ideally



located home with abundant space can offer  
you today. (id:6289)

Built in 2018

### Essential Information

Listing #	10349394
Price	\$999,999
Bedrooms	4
Bathrooms	3.00
Square Footage	3,115
Acres	0.12
Year Built	2018
Type	Single Family
Sub-Type	Strata
Style	Ranch

### Community Information

Address	2444 York Avenue Unit# 8
Subdivision	Armstrong/ Spall.
City	Armstrong
Province	British Columbia
Postal Code	V4Y0Y3

### Amenities

Amenities	Golf Nearby, Public Transit, Park, Recreation, Schools, Shopping
Features	Private setting, Central island, Balcony
Parking Spaces	7
Parking	Attached Garage, Oversize, See Remarks
# of Garages	4
View	Mountain view, Valley view

### Interior

Appliances	Refrigerator, Dishwasher, Range - Gas, Microwave, Washer & Dryer
Heating	Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

**Exterior**

Exterior	Other
Exterior Features	Landscaped, Underground sprinkler
Roof	Asphalt shingle

**Additional Information**

Zoning	Residential
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**Listing Details**

Listing Office	RE/MAX Vernon Salt Fowler
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Listing information last updated on October 13th, 2025 at 10:01am PDT