

\$799,900 - 2640 Catherine Crescent, Armstrong

MLS® #10361685

\$799,900

4 Bedroom, 3.00 Bathroom, 2,258 sqft

Single Family on 0.20 Acres

Armstrong/ Spall., Armstrong, British Columbia

Motivated Sellers. A modern and renovated 4-bedroom, 3-bathroom home offers over 2,100 sq ft of well designed living space, suited for entertaining and family. Located in a quiet neighbourhood just a short walk from downtown Armstrong and only a 15-minute drive to Vernon gives convenience and peaceful living. Upstairs, you'll find a bright, open-concept main floor that brings together the kitchen, dining, and living areas into one seamless space. The living room features large windows, and a gas fireplace. The dining area leads out to a 19' x 11' covered deck with amazing views of the Enderby cliffs and stairs to the back yard and hot tub. The main level includes a good size main bedroom with a private 2-piece ensuite, two additional bedrooms, and a full main bathroom with double sinks. Downstairs has a second large family room, a 4th bedroom, a 3rd bathroom, and a good laundry area with access to the attached double garage and could be suitable. Outside, the private, flat, grass backyard is beautifully landscaped and fully fenced with city and valley views plus a garden area. Additional items include in-ground irrigation for the front lawn and the front garden beds are on a drip line, along with the raspberries in the backyard. The front garden beds also have low-voltage landscape lighting. Beneath the back deck, you'll find a second single garage/workshop with access to the lower level—perfect for a studio, extra storage,



workshop or hobby space. Quick possession possible (id:6289)

Built in 1982

Essential Information

Listing #	10361685
Price	\$799,900
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,258
Acres	0.20
Year Built	1982
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2640 Catherine Crescent
Subdivision	Armstrong/ Spall.
City	Armstrong
Province	British Columbia
Postal Code	V4Y0B3

Amenities

Features	Central island, One Balcony
Parking Spaces	2
Parking	Attached Garage
# of Garages	2
View	City view, Mountain view, Valley view, View (panoramic)

Interior

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

Exterior

Exterior	Aluminum
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Coldwell Banker Executives Realty
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