

# \$745,900 - 2039 Game Court, Armstrong

MLS® #10363935

**\$745,900**

5 Bedroom, 3.00 Bathroom, 2,449 sqft

Single Family on 0.16 Acres

Armstrong/ Spall., Armstrong, British Columbia

Located in a quiet Armstrong cul-de-sac just 5 minutes from downtown & only 15 minutes to Vernon, this spacious 5-bed, 3-bath home offers incredible value with a bright 2-bed basement suite. Upstairs, the kitchen overlooks the backyard & features a cozy eating nook with patio doors leading to a sunny deck. The dining room includes a charming bay window & is conveniently located just off the kitchen & living room. A large, bright front window fills the living room with natural light, & a gas fireplace adds warmth. The primary bedroom features both a standard & walk-in closet along with a full ensuite—this space is ready for someone with vision to give it the finishing touches it deserves. 2 additional bedrooms & another full bathroom complete the main floor, with one room ideal for a den/home office. Downstairs, the separate-entry basement suite is a standout feature—bright & beautifully finished, offering 2 beds, a full bath, & a large living room. Shared laundry is located on this level. The fully fenced backyard offers mature landscaping, 2 storage sheds, & an uncovered deck with storage space underneath. An attached garage (perfect for one vehicle & workbench or storage), plus RV or boat parking in the extended driveway. Whether you're looking for a family home with room to grow or an investment opportunity with built-in rental income, this property has it all in a friendly, family neighbourhood close to parks, schools, & all the amenities of Armstrong.



Don't miss out! (id:6289)

Built in 1997

**Essential Information**

Listing #	10363935
Price	\$745,900
Bedrooms	5
Bathrooms	3.00
Square Footage	2,449
Acres	0.16
Year Built	1997
Type	Single Family
Sub-Type	Freehold
Style	Ranch

**Community Information**

Address	2039 Game Court
Subdivision	Armstrong/ Spall.
City	Armstrong
Province	British Columbia
Postal Code	V0E1B0

**Amenities**

Parking Spaces	5
Parking	Attached Garage
# of Garages	1
View	Mountain view

**Interior**

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

**Exterior**

Exterior	Vinyl siding
Roof	Asphalt shingle

### **Additional Information**

Zoning	Unknown
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### **Listing Details**

Listing Office	O'Keefe 3 Percent Realty Inc.
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