

# \$925,000 - 2444 York Avenue Unit# 10, Armstrong

MLS® #10365245

**\$925,000**

3 Bedroom, 3.00 Bathroom, 3,045 sqft

Single Family on 0.18 Acres

Armstrong/ Spall., Armstrong, British Columbia

If life's next chapter calls for simplicity without sacrifice, #10 at 2444 York Avenue might just be the perfect plot twist. Tucked inside the sought-after gated enclave of Royal York Estates, this custom-built rancher was designed for those ready to trade maintenance for moments without giving up the things that make life fun. There's RV and boat parking for your adventures, a beautifully landscaped, fully fenced rear yard for morning coffees, and even garden boxes to keep your hands in the dirt. Inside, the main level offers effortless living with two spacious bedrooms, including a dreamy primary retreat with access to your patio, a five-piece ensuite, and a clever laundry drawer right in the laundry room. The heart of the home is a bright, open-concept living space that connects a chef-inspired kitchen with quartz counters and stainless appliances to a welcoming dining area and a cozy living room anchored by a tiled Valor gas fireplace. Downstairs, a fully finished basement with a family room, media room with murphy bed, flex space, third bedroom, and full bath offers endless possibilities. Step outside to your private backyard oasis, or stroll next door to Overlander Golf Course and restaurant. With Armstrong's amenities just minutes away and Vernon's north end a short drive beyond, this isn't just a home it's the easy-living lifestyle you've been waiting for. (id:6289)

Built in 2016



## Essential Information

Listing #	10365245
Price	\$925,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	3,045
Acres	0.18
Year Built	2016
Type	Single Family
Sub-Type	Strata
Style	Ranch

## Community Information

Address	2444 York Avenue Unit# 10
Subdivision	Armstrong/ Spall.
City	Armstrong
Province	British Columbia
Postal Code	V4Y0Y3

## Amenities

Amenities	Golf Nearby, Recreation, Schools, Shopping
Features	Level lot, Central island
Parking Spaces	4
Parking	Attached Garage, RV
# of Garages	2
View	Mountain view

## Interior

Appliances	Refrigerator, Dishwasher, Freezer, Microwave, See remarks, Washer & Dryer
Heating	Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Unknown
# of Stories	2

## Exterior

Exterior	Other
Exterior Features	Landscaped, Level, Underground sprinkler
Roof	Asphalt shingle
Foundation	Insulated Concrete Forms

### Additional Information

Zoning	Unknown
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### Listing Details

Listing Office	Real Broker B.C. Ltd
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Listing information last updated on October 13th, 2025 at 2:31pm PDT