

\$1,275,000 - 4250 Frederick Road, Armstrong

MLS® #10365498

\$1,275,000

5 Bedroom, 3.00 Bathroom, 4,167 sqft

Single Family on 18.78 Acres

Armstrong/ Spall., Armstrong, British Columbia

Enjoy STUNNING valley views from this extensively renovated rancher w/full basement, nestled on a very private & peaceful acreage at the base of Hullcar Mountain. Abundant outdoor activity all close by incl world class x-country skiing, hiking, boating & more! South exposure makes this home bright & beautiful. Renovations incl new flooring 21/22 complete exterior/interior paint 21/22, new vinyl windows 2022, h/w tank 2023. Excellent 288 ft good producing well, new well pump 2018, new septic field 2004, & a 40 yr fire resistant roof done 2012. Nice open floor plan with beautiful floor to ceiling wrap around wood burning fireplace, vaulted vintage cedar ceilings, 3 bdrms on main w/huge master bdrm with newly renovated ensuite & walk-in closet. Basement offers 2 lrg bdrms, x-lrg family rm, den, cold storage. Attached is 1800+sq.ft. facility with heated concrete floors, where opportunity abounds. Perhaps a home business, your own gym/workshop, an indoor dog training area, tennis court or, with footings already in place, add a 2nd floor for a very spacious additional residence. Let your imagination run wild! Triple car garage with 1 bay currently used as shop. Property is fully fenced & features an 8 stall barn with foaling stall, shelters, heated auto drinkers in barn & pasture, hay/shavings storage, round pen & pasture areas. Crown land trails are nearby for your riding pleasure. School bus access. Not in ALR. 10 min from Armstrong & 30 min to both Salmon Arm &



Vernon. (id:6289)

Built in 1982

Essential Information

Listing #	10365498
Price	\$1,275,000
Bedrooms	5
Bathrooms	3.00
Square Footage	4,167
Acres	18.78
Year Built	1982
Type	Single Family
Sub-Type	Freehold
Style	Ranch

Community Information

Address	4250 Frederick Road
Subdivision	Armstrong/ Spall.
City	Armstrong
Province	British Columbia
Postal Code	V3Y0M9

Amenities

Features	Irregular lot size
Parking Spaces	13
Parking	Additional Parking, Attached Garage
# of Garages	3
View	Mountain view, Valley view, View (panoramic)

Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Washer
Heating	Electric Forced air, Heat Pump, Hot Water, Other, See remarks
Cooling	Central air conditioning, See Remarks, Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	2

Exterior

Exterior	Cedar Siding
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Royal LePage Downtown Realty
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