

# 3405

## Rosedale Avenue, Armstrong



# About this property

Your family will love the versatile location of this home, close to all 3 schools, Memorial Park, and downtown amenities.

In the kitchen, take in the crisp white cabinets, cool subway tile backsplash, and the functional eating bar.

Off the kitchen, the living room basks in natural light via the numerous windows. Adjacent you will find a space currently used as an office, but perfect for a dining room for family dinners or get-togethers.

The main floor is finished off with 2 bedrooms and a full bath with a skylight.

Downstairs the third bedroom, full bath, family room laundry, and flex space await, as does the attached double car garage.

Top of your outdoor space with a fully fenced backyard and more parking.





# FAQ

## Renovations

The basement and staircase have been renovated

## Hot Water Tank

Replaced March 2014

## Electrical

1 x 200 amp panel, 2 x 100 amp sub panels

## Exterior Roof

Asphalt shingles done 2010/2011

## Cell/Internet

Reception is very good. We use Shaw and have had nothing but great service

## Nearby Amenities

All amenities are within blocks of the home

## Neighbourhood

Quiet, safe and very family friendly

## Nearby Schools

Armstrong Elementary is directly across the street, and nearby by to other schools as well

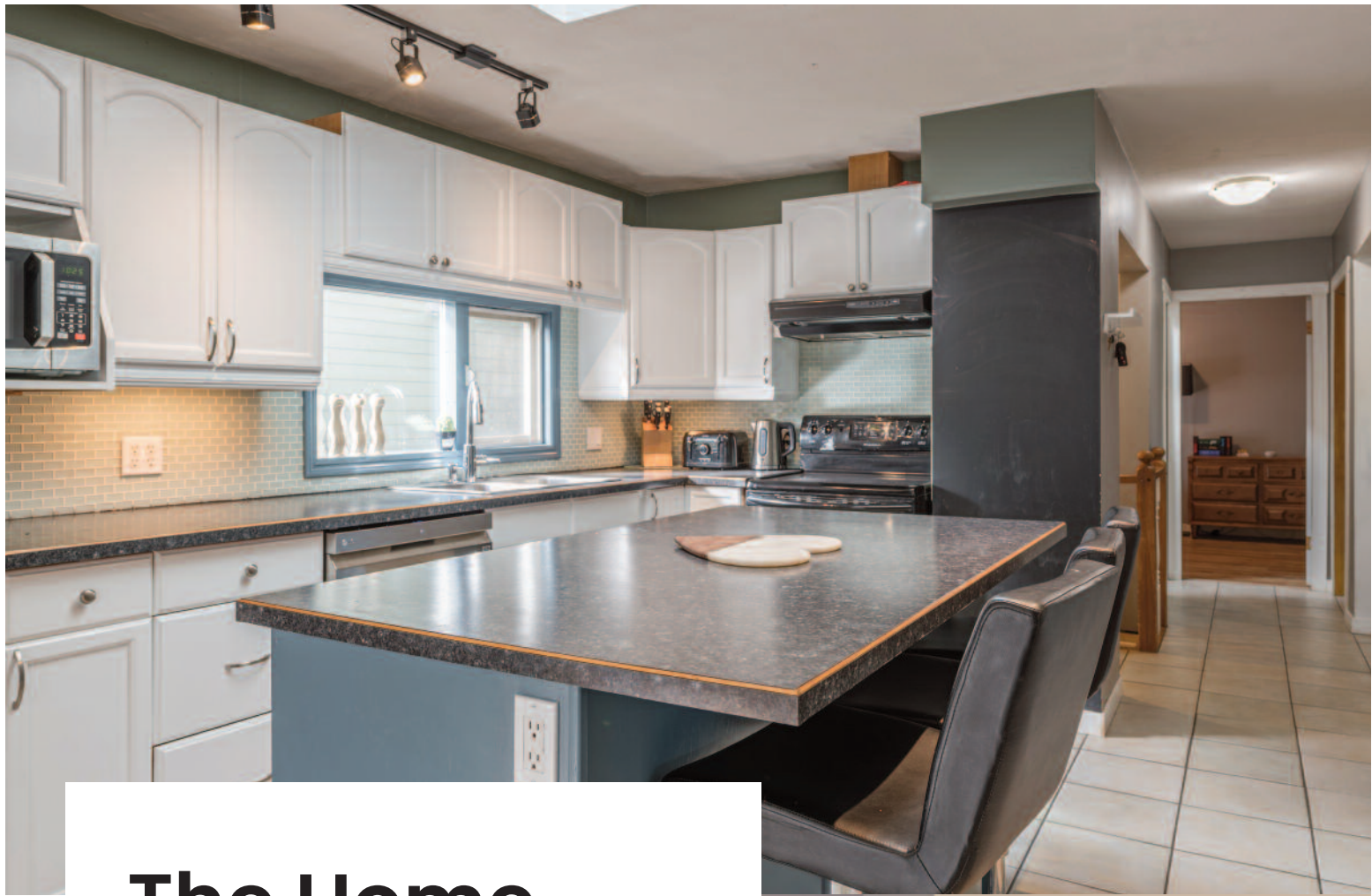
## Expenses

Natural Gas	\$45/mo.
Hydro	\$40-\$150/mo.
Water	\$70/mo.
Insurance	\$125/mo.
Taxes	\$116/mo.

## Appliances

Refrigerator	Frigidaire
Stove	Frigidaire
Dishwasher	LG
Microwave	Toshiba
Washer	LG
Dryer	LG

\*All appliances are negotiable

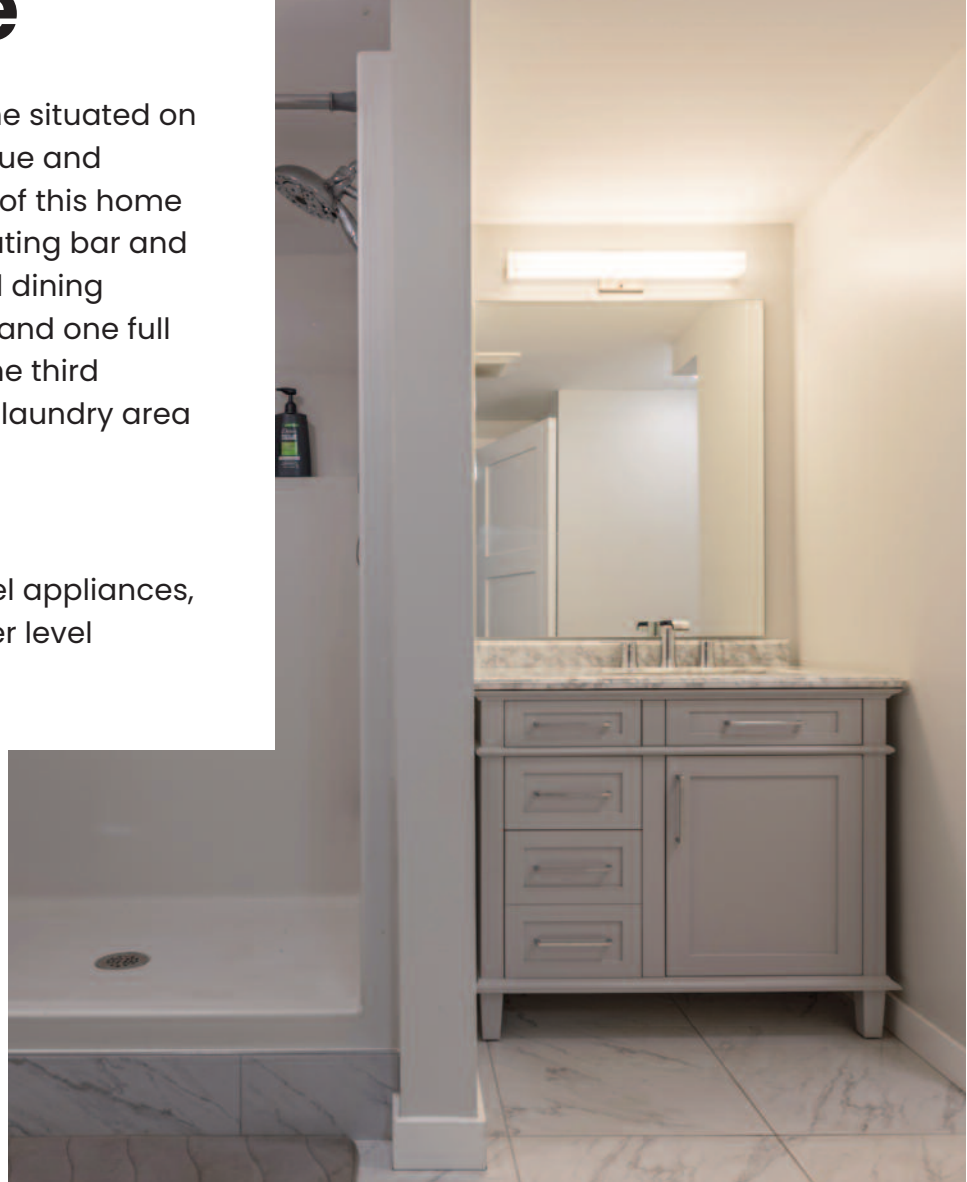


# The Home

Lovely 3 bedroom, 2 bath home situated on a corner lot on Rosedale Avenue and Colony Street. The main level of this home has a great kitchen with an eating bar and a bright family room area and dining space. There are 2 bedrooms and one full bath on the upper level and the third bedroom with an ensuite and laundry area are on the lower level.

## Features of this home

Bright and open, stainless steel appliances, new staircase, renovated lower level





# The Exterior

The backyard is fully fenced and perfect for children and pets. The wooden deck area provides added entertainment space. There is also a large attached double garage. The neighbourhood is safe and family friendly.



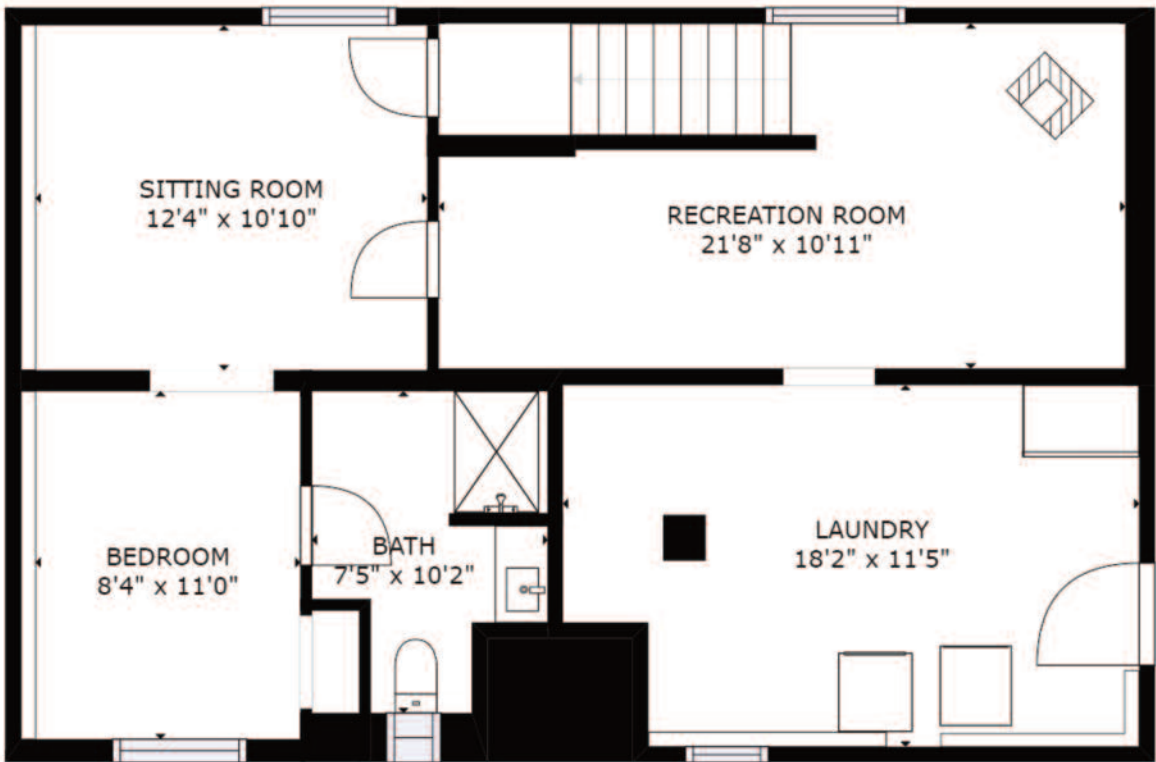
# Floorplan

Main ↘



# Floorplan

Second Level



# Chris Holm

Personal Real Estate Corporation

**1 (250) 309-0039**

chris@chrisholm.ca

chrisholmrealestate.ca



@chrisholmrealtor

/chrisholmrealtor

/chrisholm



## For more information

Want to learn more about this property? Check out this listings featured page on our website!

**<https://bit.ly/3405RosedaleVideo>**

Browse more photos, watch our virtual tour video with Chris, and even take a tour through the home with the 3D tour option.

### Want to schedule a viewing?

Give us a call today!

**RE/MAX** Vernon



**H. CHRIS HOLM**  
& ASSOCIATES

This information is deemed reliable but cannot be guaranteed. Details should be verified if deemed important.