



## 2802 40 Street 1 Vernon British Columbia

\$579,900

2018 Quality built downtown townhouse corner unit in a well designed complex with just 8 units ( 4 Duplex units) each with their own backyard & covered parking spot. The back lane is used to access the covered parking and visitor spot, also street parking is available for extra vehicles. The main floor den / office has a closet and bright window & is counted as the 4th bedroom. This well designed floor plan is perfect for a starter home or a retirement condo, or for a small family that wants to be within walking distance of all the amenities. Bus stop nearby, walk to Nature's Fare and Freshco, walk to the Library , and parks . Only 1/2 hour from the Kelowna International Airport, and UBCO, 1/2 hour from Silver Star Ski Resort. Patio doors open from your Open Plan Kitchen/ Living / Dining room area to your convenient back patio and fenced in yard - great for kids & pets. This is the affordable city centre lifestyle you are looking for. (id:6769)

Laundry room 5'6" x 5'4"

4pc Bathroom 7'8" x 7'6"

4pc Ensuite bath 8'6" x 7'6"

Bedroom 10'0" x 9'0"

Bedroom 10'0" x 9'6"

Primary Bedroom 12'0" x 11'0"

Utility room 7'7" x 6'1"

Storage 11'9" x 10'4"

Exercise room 28'7" x 18'6"

Bedroom 11'0" x 9'8"

2pc Bathroom 5'0" x 5'0"

Kitchen 11'6" x 8'0"

Dining room 10'10" x 10'0"

Living room 12'8" x 10'10"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<http://www.besso.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.