



# 1041 Middleton Way 102 Vernon British Columbia

\$414,900

Welcome to this bright and spacious 3-bedroom, 2 full bathroom townhouse in a highly convenient Vernon location! Built in 1991, this level-entry rancher with basement offers over 1,790 sq ft of functional living space, ideal for families, first-time buyers, or investors. The main floor features an open-concept living and dining area filled with natural light, along with a well-appointed kitchen that all flows seamlessly to the rear patio through sliding glass doors - perfect for summer BBQs. The primary bedroom is located on the main level, along with a second bedroom and full bathroom. Downstairs, you'll find a massive rec room with endless potential - home theatre, gym, games room, or all three?! Plus, a third bedroom and another full bathroom, making it a great setup for guests or teens. This home offers two levels for easy living, along with central A/C and forced air natural gas heating for year-round comfort. Located just minutes to downtown Vernon, 5 minutes to Kalamalka Lake, and only 20 minutes to Lumby, the area is both quiet and convenient, with schools and parks VERY close as well. No age restrictions and pet-friendly (with strata approval; dogs up to 20" - no "vicious" breeds, sorry!). Covered carport parking included! Poly B has been removed. Strata fees include water, sewer, garbage, insurance, maintenance, snow removal, management, and contingency contributions. Book your showing now! (id:6769)

Recreation room 32'4" x 11'4"

Other 9'3" x 10'2"

3pc Bathroom 4'9" x 9'6"

Bedroom 10'3" x 13'0"

3pc Bathroom 4'9" x 9'7"

Dining room 9'1" x 11'7"

Living room 12'0" x 11'7"

Kitchen 11'3" x 10'6"

Bedroom 10'0" x 9'10"

Primary Bedroom 11'5" x 12'11"

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