



# 1509 37 Avenue Vernon British Columbia

\$639,000

Welcome to this charming 4 bedroom 2 bathroom family home nestled in a quiet, low-traffic neighborhood in desirable East Hill. Offering a warm and functional layout, this property is ideal for families or investors alike. The bright eat-in kitchen opens onto a beautifully shaded covered deck, creating the perfect setting for outdoor dining and relaxing summer evenings overlooking the fully fenced backyard, complete with a fruit tree and shed. The spacious paved driveway provides ample parking for up to 3-4 vehicles, or room for a boat or RV, with convenient access through to the backyard. Inside, the main floor features an open-concept living and dining area highlighted by a large picture window that fills the space with natural light, along with three comfortable bedrooms and a full bathroom. Downstairs, you'll find a family room--perfect for a play area or games room--a large laundry room with abundant storage and pantry space, an oversized bedroom with bathroom ideal for guests or older kids, and a mudroom with direct backyard access. Located just a short walk to a nearby park with green space and a pool, and close to schools and transit, this home offers both convenience and lifestyle. With separate basement access, there is excellent potential for a suite. With a bit of updating, this property presents a fantastic opportunity to create a beautiful long-term family home or a smart investment in one of Vernon's most sought-after neighborhoods. (id:6769)

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|-----------------------------------|-------------------------------|
| Pantry 5'4" x 5'2"                | Bedroom 10'2" x 8'4"          |
| Foyer 13'0" x 10'6"               | Bedroom 10'2" x 10'1"         |
| Laundry room 17'6" x 11'11"       | Primary Bedroom 12'0" x 12'0" |
| Full ensuite bathroom 8'0" x 6'6" | Dining room 10'9" x 9'7"      |
| Bedroom 21'0" x 9'6"              | Living room 16'6" x 14'1"     |
| Other 26'0" x 10'3"               | Kitchen 13'9" x 10'9"         |

**Full bathroom** 8'3" x 6'6"

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