



## 1527 40 Street Vernon British Columbia

\$819,000

Welcome to 1524 40th Street -- a spacious and versatile home in a desirable Vernon neighbourhood, offering panoramic views and excellent income potential. This well-maintained property features 4 bedrooms plus a den and 3 full bathrooms, thoughtfully divided into two self-contained living spaces. The main floor offers 3 bedrooms and 2 full baths, perfect for families or long-term tenants. The current upper-level tenants are on a fixed-term lease until summer 2026, paying \$3,200 per month plus utilities, providing stable income for the new owner. The lower-level suite includes 1 bedroom plus a den and 1 full bath, and is vacant and ready to rent or owner-occupied--ideal for extended family, guests, or generating additional revenue. A standout feature of this home is the professionally divided double garage, providing independent single-car garages for both the upper and lower suites. Whether you're an investor seeking a turn-key rental property or a homeowner looking for a versatile mortgage helper, 1524 40th Street offers comfort and flexibility. (id:6769)

Full bathroom 7'6" x 5'2"

Dining room 8'4" x 8'3"

Living room 11'1" x 8'3"

Den 13'2" x 9'11"

Bedroom 10'9" x 8'9"

Kitchen 11'1" x 11'0"

Foyer 15'2" x 6'11"

Full ensuite bathroom 9'10" x 4'11"

Full bathroom 8'6" x 4'10"

Bedroom 12'0" x 9'8"

Bedroom 10'3" x 9'10"

Primary Bedroom 13'5" x 11'10"

Dining room 8'10" x 8'2"

Living room 16'1" x 16'0"

Kitchen 12'3" x 8'10"

Listing Presented By:



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