



2203 45 Avenue Vernon British Columbia

\$549,000

Experience tranquil living in this charming home, tucked beneath mature shade trees within a fully fenced yard that creates a peaceful retreat for active families. Step through the tiled entryway into classic fir-floored living spaces filled with natural light from large windows framing the lush greenery outside. The welcoming living room, featuring dual windows and an elegant archway to the dining area, flows seamlessly into a kitchen overlooking the backyard with a convenient pantry-perfect for gatherings and everyday comfort. Down the hallway, a classic four-piece bath showcases timeless black-and-white tile, a pedestal sink, and clever storage. A versatile bonus room awaits your vision-ideal as a TV lounge, home office, or vibrant playroom. Upstairs, the private primary bedroom with a cozy nook is joined by two additional bedrooms and a spacious landing, offering multiple possibilities for relaxation or study. The basement features two generously sized bedrooms providing privacy. Though largely unfinished, this level invites imagination for future expansion, with space for storage, laundry, or a new family room. Outdoors, enjoy a secure backyard designed for both fun and serenity, with room for children to play, adults to gather by the BBQ, and blossoming trees in spring. Ideally located near Harwood Elementary, Seaton Secondary, shopping, and recreation, this home offers the perfect balance of comfort, versatility, and location. (id:6769)

Primary Bedroom 13'8" x 16'3"

Other 11'2" x 6'2"

Bedroom 9'2" x 11'1"

Bedroom 10'7" x 9'6"

Storage 12'7" x 6'

Bedroom 12'9" x 13'

Bedroom 8'8" x 12'

Bedroom 8'4" x 12'1"

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

Kitchen 11'11" x 13'7"

Living room 12'6" x 14'3"

Dining room 10'11" x 11'11"

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty

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



Royal

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