



## 2302 23 Avenue Vernon British Columbia

\$1,195,000

Step into timeless elegance with this iconic 5-bedroom 1938 home, set on a 0.44-acre lot on one of East Hill's most desirable streets. Beautifully renovated while preserving its original charm, it offers a rare blend of character and modern comfort. Built for Vernon's first dentist, it's one of the area's earliest examples of International/Modern architecture. Much of the home retains original hardwood floors, glass door knobs, and period detailing. The inviting living room, accessed through French doors, features 9-ft ceilings and built-in cabinets with original leaded glass. The updated kitchen includes granite counters, modern cabinetry, a large island, and built-in pantry, with access to a spacious covered deck--perfect for entertaining or enjoying valley views. The main floor also offers a formal dining room, sunroom, stylish powder room, and an office with a Murphy bed and walk-in closet. Upstairs offers three generous bedrooms, a large landing, and a charming 3-piece bath with a soaker tub. The lower level includes a 2-bedroom in-law suite with private entrance and fenced yard--ideal for extended family or rental income. Other updates include newer windows and electrical. The fully fenced, beautifully landscaped yard features peach, cherry, apricot, and apple trees. Ideally located within walking distance to downtown, schools, and parks, this is the ultimate family home filled with history and heart. OPEN HOUSE SUNDAY JUNE 29th 12-2PM (id:6769)

Bedroom 14'9" x 9'8"

Bedroom 15'0" x 13'3"

Primary Bedroom 17'8" x 15'10"

3pc Bathroom 12'4" x 10'4"

Utility room 14'10" x 7'3"

Recreation room 18'7" x 16'0"

Storage 10'3" x 8'11"

Storage 13'7" x 8'1"

3pc Bathroom

Bedroom 12'10" x 12'6"

Bedroom 12'6" x 9'9"

Family room 17'0" x 11'1"

Den 19'9" x 11'1"

2pc Bathroom 7'7" x 3'11"

Dining room 14'4" x 9'10"

Kitchen 15'4" x 12'11"

Living room 19'8" x 16'3"

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
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 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.