



2400 32 Avenue Vernon British Columbia

\$599,900

Welcome to this charming Lower East Hill gem, perfectly situated on a desirable corner lot and full of character, warmth, and thoughtful updates. This inviting 3-bedroom plus den, 2-bathroom home offers a functional layout with restored hardwood floors in the dining and main living area, adding timeless appeal and warmth to the home's character. The main floor features a bedroom, den, and full bathroom, offering flexibility for guests, a home office, or family living. Upstairs, you'll find a spacious primary bedroom with ensuite, an additional bedroom, and a cozy reading nook perfect for enjoying a good book or morning coffee. Outside, discover your own private backyard oasis complete with a tranquil water feature creating a peaceful retreat right at home. Mature landscaping and private outdoor spaces make this property a true sanctuary in the city. Enjoy peace of mind with numerous updates including hot water tank (2024), furnace (2019), dishwasher (2022), washing machine (2026), hot water expansion tank (2026), roof replacement (2011), and house and shed roof treatments completed in 2025. The shed was also stabilized in 2025. Located in one of Vernon's most sought-after neighbourhoods, this well-maintained home offers the perfect blend of charm, comfort, and convenience, just minutes from schools, parks, downtown amenities, and all that East Hill has to offer. A rare opportunity to own a beautifully cared-for home in a prime location. Book a showing today. (id:6769)

3pc Bathroom 9'11" x 7'

Primary Bedroom 12'11" x 19'4"

Family room 11'4" x 14'7"

Bedroom 9'5" x 12'2"

Utility room 25' x 17'9"

Storage 11'11" x 8'9"

Storage 6' x 7'3"

Family room 12'11" x 13'10"

4pc Bathroom 10'6" x 6'10"

Bedroom 9'1" x 11'2"

Storage 5'1" x 5'1"

Kitchen 13'3" x 14'1"

Dining room 13'4" x 11'4"

Living room 11'3" x 11'7"

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

<http://www.michelledallyn.com/>



Royal

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