



## 2604 12 Street Vernon British Columbia

\$585,000

Fantastic 4 bedroom home in this highly sought after East Hill neighbourhood! Bright and inviting, the updated galley style kitchen features modern appliances and ample counter space. The spacious living room, complete with a cozy gas fireplace is a great place to gather with family, for the Friday night movie. Step onto the covered deck for a breath of fresh air and enjoy sweeping views across the city to the mountains beyond. The nice size primary bedroom features a 2 piece ensuite bath. The main floor also offers two more generous bedrooms and an updated 4-piece bathroom. Downstairs you'll find a fourth bedroom, a huge recreation room, the laundry area, and a 3-piece bathroom, along with abundant storage and a large unfinished space ready for your ideas. With its separate walkout entrance, the basement offers excellent suite potential. Outside, the private yard includes a storage shed and plenty of space to relax and putter. A single carport and additional driveway with parking for two vehicles provide convenience for the whole family. Ideally located within walking distance of both elementary and high schools, just 5 minutes from downtown Vernon, and with easy access to parks, hiking, skiing, and all the recreation the Okanagan is known for, this home is an outstanding opportunity for first time buyers, young families, or investors alike. (id:6769)

Unfinished Room 12'10" x 27'

Storage 10'2" x 13'8"

Storage 5'6" x 8'9"

Recreation room 15'1" x 29'6"

Laundry room 11'6" x 11'5"

Bedroom 3'10" x 2'

4pc Bathroom 7'4" x 10'6"

Bedroom 9'6" x 13'9"

Bedroom 9'7" x 9'1"

2pc Ensuite bath 4'11" x 5'1"

Primary Bedroom 11'2" x 13'9"

Dining nook 6' x 8'6"

Living room 12'3" x 18'8"

Dining room 9' x 9'8"

Kitchen 12'4" x 8'3"

Listing Presented By:



Originally Listed by:  
RE/MAX Priscilla

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



Royal

**LePage**

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto: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 trademarks 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.