



3011 11 Street Vernon British Columbia

\$764,900

Welcome to this spacious 5 bedroom, 3 bathroom home, including a separate 2-bedroom suite, tucked away in a highly desirable cul-de-sac in East Hill. This home offers both privacy and a true sense of community. Perfectly positioned right next door to a beautiful park with playground, this property provides instant access to green space for play, picnics, or morning walks. Families will love the short stroll to nearby schools, and all major amenities are just minutes away by car. Inside, the bright and functional layout offers exceptional flexibility. The lower level includes a self-contained suite with its own entrance and shared laundry, making it ideal for in-laws, a growing family, or generating rental income. If preferred, it can easily be converted back into a single-family home to suit your needs. Outdoors, the mostly fenced backyard offers a safe and secure space for children and pets to enjoy, with only a gate needed for complete enclosure. The back yard also includes garden sheds for extra storage, and the park next door means even more room for outdoor activities without leaving home. Parking is never an issue with a two-vehicle carport plus extra space for additional vehicles plus a boat or RV. This home combines comfort, versatility, and an unbeatable location, making it the perfect choice for families or investors looking for a property with exceptional value and convenience. (id:6769)

Foyer 10'2" x 7'5"	2pc Ensuite bath 5'3" x 5'2"
Utility room 8'8" x 6'2"	Bedroom 11'2" x 9'3"
4pc Bathroom 8'4" x 6'2"	Bedroom 10'5" x 9'3"
Laundry room 16'3" x 10'1"	Primary Bedroom 14'9" x 11'3"
Bedroom 16'2" x 10'8"	Dining nook 9'11" x 9'8"
Bedroom 10'7" x 8'7"	Dining room 11'3" x 11'
Living room 22'1" x 14'9"	Family room 22'10" x 14'7"

Kitchen 13'8" x 9'2"

Kitchen 22'10" x 11'3"

4pc Bathroom 7'8" x 6'11"

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