



## 3304 16 Street Vernon British Columbia

\$575,000

Discover the perfect blend of independence and convenience at 3304 16 Street! This charming 2-bedroom, 1-bathroom detached home is an ideal entry point into the market or a savvy choice for downsizers looking to simplify without sacrificing their hobby space. Unlike a townhouse or condo, this property offers the freedom of a detached lifestyle with absolutely no strata fees or restrictive bylaws. The standout feature of this property is the detached workshop accessible via the rear laneway. This provides a secure, dedicated space for projects, automotive hobbies, or additional storage--a must-have for anyone who needs more than just a standard garden shed. The home itself features a functional and cozy layout that is easy to maintain, complemented by a private yard perfect for pets, gardening, or weekend BBQs. The location is unbeatable for those who value walkability. Situated in a central Vernon neighborhood, you are just minutes away from the vibrant downtown core's shopping and dining, as well as local schools and parks. Whether you are looking to stop paying rent and start building equity, or you're ready to trade a large family home for a manageable space with a great shop, this versatile property is a must-see. (id:6769)

Laundry room 20'0" x 5'0"

4pc Bathroom 7'3" x 5'0"

Bedroom 10'10" x 9'0"

Primary Bedroom 11'0" x 11'0"

Kitchen 11'0" x 14'0"

Living room 10'9" x 17'0"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

<https://sellyourhousewithkraus.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.