



## 3317 9 Street Vernon British Columbia

\$1,049,000

\*OPEN HOUSE 12-2pm Sunday May 18\*Experience unobstructed valley views from this well-maintained 4-bedroom, 3-bathroom rancher walk-out in East Hill. The main level features a spacious open-concept living area with expansive windows that flood the space with natural light. The kitchen seamlessly flows into the dining & living areas, perfect for entertaining. Retreat to the large primary bedroom, featuring a luxurious ensuite with soaker tub, separate stand-up shower, double sinks, and a sliding glass door leading to the deck, offering serene valley vistas. A versatile second bedroom on this level can serve as a guest room or home office. The spacious laundry room provides direct access to the double-car garage, ensuring convenient single-level living. Descend to the bright walk-out basement to discover a massive games/rec room complete with a pool table that stays with the home, two generously sized bedrooms, & a beautifully landscaped yard. Additionally, an expansive 427 sq ft unfinished media room awaits your personal touch—ideal for a home theater, gym, or additional living space. The property also features an irrigation system to keep your garden lush & vibrant. Situated in one of East Hill's most desirable areas, enjoy proximity to schools, parks, & all that Vernon has to offer. This home combines breathtaking views, functional living spaces, & a prime location—making it a rare find in East Hill. Don't miss the opportunity to make this exceptional property your new home. (id:6769)

Bedroom 13'3" x 11'5"

4pc Bathroom 5'10" x 11'2"

Bedroom 11'6" x 13'9"

Recreation room 21' x 38'

5pc Ensuite bath 11'5" x 14'1"

Bedroom 13'10" x 12'7"

Primary Bedroom 14'11" x 14'9"

3pc Bathroom 4'11" x 14'1"

Laundry room 8'9" x 13'5"

Living room 18'5" x 14'6"

Dining room 10'4" x 13'3"

Kitchen 12'8" x 11'10"

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