



3405 18 Street Vernon British Columbia

\$449,000

Well-cared-for 3-bed rancher blends timeless character with incredible future flexibility. Set on a large, flat corner lot with lane access, the property offers a private fenced yard with mature trees, space to garden, play, and room to grow—whether that means a garden suite, shop, or future redevelopment down the road. The bright living room features a large picture window framing mountain views, while the cozy kitchen & dining area open directly to the backyard for easy indoor-outdoor living. A bonus loft provides valuable extra storage. If single-level living is on your wish list, this one delivers—ideal for downsizers, first-time buyers, or anyone seeking a simpler lifestyle in a truly walkable community. A carport with storage and charming curb appeal completes the package. For those thinking about the future, this property brings exceptional value. Priced to sell and listed below assessed value, it's zoned for small-scale multi-unit residential up to 3 storeys, offering the opportunity to add a secondary unit, hold as a long-term investment, or redevelop when the time is right—all in a location that consistently ranks among Vernon's most desirable. Just steps from Lakeview Park and the pool, close to great schools and recreation, and only minutes to downtown, this East Hill gem offers the best of lifestyle today with the bonus of smart potential tomorrow. Ready to explore this rare find? Book your private showing and see why homes in this pocket are so cherished! (id:6769)

Kitchen 10'6" x 14'7"

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

Primary Bedroom 10'8" x 12'5"

Bedroom 10'8" x 10'7"

Bedroom 9'3" x 8'11"

Living room 14'11" x 14'8"

Listing Presented By:



Originally Listed by:
O'Keefe 3 Percent Realty Inc.

<http://www.okeefe3.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
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.