



3415 35 Avenue Vernon British Columbia

\$649,000

Downtown charm, Income Potential, and walk-everywhere living! This well-kept home is in the Heart of Vernon! Step into a vibrant Vernon lifestyle where everything is at your doorstep. Perfect for first-time buyers wanting convenience and space for their growing family or the savvy investor seeking a high-demand rental location, this 2,200+ sq ft home blends character, comfort, and opportunity. Stroll to the Vernon Rec Centre, the Performing Arts Centre, shops, restaurants, parks, and cafes; or hop on a major bus route that is just steps away. Inside, the main floor glows with original hardwood floors in a bright living room, a warm country-style kitchen with loads of counter & cupboard space and an adjacent dining space, two generous bedrooms, and a full bathroom. The back porch with laundry opens to a fully fenced yard set up for outdoor living, complete with a covered BBQ patio and plenty of space for gardening. The lower level offers a self-contained two-bedroom, one-bathroom in-law suite, with a spacious living room, it is perfect for extended family or as rental income. A detached single garage, ample parking, extra storage and unbeatable walk-ability make this property a rare find. Whether you are starting your home-ownership journey or expanding your portfolio, this move-in ready home with a little bit of updates will make it your own. This home invites you to live, work, and play right in the heart of Vernon. (id:6769)

Laundry room 3'0" x 3'0"

4pc Bathroom 9'5" x 6'11"

Bedroom 12'10" x 10'7"

Primary Bedroom 12'10" x 11'5"

Dining room 13'8" x 5'8"

Kitchen 13'8" x 12'0"

Living room 18'10" x 14'3"

Other 5'3" x 3'6"

Bedroom 12'0" x 11'3"

Primary Bedroom 15'4" x 11'3"

Full bathroom 8'3" x 6'7"

Kitchen 12'0" x 10'8"

Living room 24'9" x 21'5"

Listing Presented By:



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<http://www.vp3.ca/>



Royal

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