



## 3518 42 Avenue Vernon British Columbia

\$649,000

Welcome to this well-appointed home in Vernon, offering a total of 1,162 sq. ft. of above-grade living space plus an additional 779 sq. ft. in the lower level. The main floor features an open-concept kitchen with an eat-in island, seamlessly flowing into the dining area, which has sliding glass doors out to a covered and fully gated balcony. The spacious living room provides ample space for relaxation and entertaining. Vinyl plank flooring extends throughout the main level and upper bedrooms, adding both durability and modern style. The upper floor boasts a comfortable primary suite with a private 2-piece ensuite. Two additional bedrooms share a well-sized 4-piece bathroom, making this level ideal for families. Downstairs, the lower level offers even more space, including a large rec room with a built-in bar, an additional bedroom, a 3-piece bathroom, laundry area, and plenty of storage. A separate attached single garage adds functionality with more storage space. Step outside to your backyard oasis, complete with a hot tub, a cozy fire pit, and a gazebo--ideal for year-round enjoyment. Recent upgrades include a brand-new hot water tank and a new furnace control board (2023), ensuring efficiency and peace of mind. Conveniently located near schools, parks, and local amenities, this home is move-in ready and offers a fantastic layout for families, entertainers, or those seeking extra space. Don't miss this incredible opportunity! (id:6769)

Other 5'9" x 10'11"

Storage 4'6" x 11'1"

Utility room 5'8" x 8'1"

Recreation room 18'10" x 13'3"

Bedroom 13'2" x 9'0"

3pc Bathroom 4'9" x 8'8"

2pc Ensuite bath 3'10" x 7'4"

4pc Bathroom 6'2" x 7'4"

Bedroom 11'3" x 10'2"

Bedroom 11'2" x 10'5"

Primary Bedroom 10'5" x 13'0"

Kitchen 10'8" x 10'11"

Dining room 10'8" x 9'6"

Living room 16'9" x 13'6"

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.

Listing Presented By:



Originally Listed by:

Oakwyn Realty Okanagan

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



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)