



## 3804 22 Avenue Vernon British Columbia \$657,780

**PRICED TO SELL!** Well-kept 5 bedroom, 3 bathroom family home with an income helper in the desirable Mission Hill area offers plenty of space for everyone. The bright main level features a spacious kitchen and living area, along with 3 bedrooms and 1.5 baths--ideal for family living. Enjoy sweeping mountain and valley views from the enclosed sunroom, perfect for year-round enjoyment whether it's your daily coffee ritual, entertaining or simply relaxing. The fenced yard is great for kids, pets, and gardening, complete with a mature cherry tree. Numerous updates--including the roof, furnace, A/C, partial windows, hot water tank, washer and dryer, fencing, and irrigation--were completed prior to the current ownership, providing peace of mind for future owners. The large basement features a 2 bedroom suite beaming with potential. 2 bedrooms, a full bathroom, plenty of storage, a handy laundry, wood burning fireplace and second kitchen with direct access to the outdoors--it's perfect for extra living space or to use as an income helper. Located in a quiet, family-friendly neighbourhood within walking distance of Mission Hill Dog Park and playground, with Mission Hill Elementary and Fulton Secondary nearby, and just minutes to downtown Vernon. A great opportunity to make this wonderful home your own! Learn more about this fantastic Vernon property on our website. Ready to take a closer look? Schedule your private showing today! (id:6769)

Bedroom 11'3" x 15'11"

Family room 13'0" x 10'7"

3pc Bathroom 4'9" x 4'11"

Bedroom 15'8" x 10'10"

Kitchen 15'5" x 12'9"

2pc Ensuite bath 5'3" x 4'4"

Living room 13'11" x 15'9"

Dining room 11'7" x 7'6"

Kitchen 10'10" x 11'7"

Sunroom 11'10" x 24'4"

4pc Bathroom 8'4" x 4'11"

Bedroom 10'10" x 9'3"

Bedroom 10'11" x 9'6"

Primary Bedroom 13'3" x 11'2"

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