



4009 Okanagan Avenue Vernon British Columbia

\$734,900

Investors and homeowners, take note of this 4-bedroom walkout rancher offering income potential and flexibility! Currently rented as two self-contained living spaces, this property is a great opportunity to generate rental income or transition into homeownership with a mortgage helper. On the main floor (vacant January 30th, 2025); The cozy gas fireplace in the living and dining area, in the open concept kitchen with an island has room for gatherings! The large deck out back allows for outdoor relaxation with a view of the valley and creek. Two bedrooms upstairs, including a master suite with a full ensuite bathroom. The lower level has a covered outdoor patio area and a spacious feel due to it's high ceiling. The kitchen downstairs also has an island and open concept with two bedrooms, it's own laundry area, and a gas fireplace for year-round comfort. There is a double garage and three driveway parking spaces ensure ample room for tenants or owners. With the upstairs renters leaving January 31, you have the opportunity to move in, re-rent, or make updates to suit your needs. This property's flexible layout is perfect for investors, extended families, or those seeking a mortgage helper. Schedule your showing of this incredible opportunity! Please note, that measurements are approximate and should be verified by the buyer if deemed important for any reason, accessibility or otherwise. (id:6769)

- Storage 5' x 8'
- Utility room 5'5" x 7'
- 3pc Bathroom Measurements not available
- Bedroom 12' x 12'
- 3pc Ensuite bath Measurements not available
- Primary Bedroom 12' x 15'
- Dining room 9' x 9'
- Living room 12' x 15'

- Kitchen 12' x 12'
- Primary Bedroom 12'5" x 12'
- Full bathroom Measurements not available
- Bedroom 12'3" x 11'10"
- Dining room 10' x 12'
- Living room 14' x 18'5"
- Kitchen 8'5" x 12'

Listing Presented By:



Originally Listed by:
Coldwell Banker Executives Realty

<http://okanaganoutlook.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.