



## 3304 35 Avenue 412 Vernon British Columbia

\$190,000

Top-Floor Opportunity in North Park - This bright and freshly painted 1 bed, 1 bath unit in the North Park complex checks all the right boxes – top-floor privacy, north-facing balcony, and a price point that's perfect for first-time buyers or sharp investors. At 612 sq ft, the layout is efficient and comfortable, with shared laundry, low strata fees, and no rental restrictions making ownership hassle-free and investment-friendly. Walk out your door and you're minutes from downtown Vernon, with parks, restaurants, cafes, and shopping just around the corner. Whether you're stepping into the market or expanding your portfolio, this central location delivers big on convenience. Smart, simple, and ready for move-in. (id:6769)

Full bathroom Measurements not available

Primary Bedroom 8'10" x 13'0"

Kitchen 6'2" x 7'2"

Dining room 6'8" x 7'2"

Living room 14'0" x 9'8"

Listing Presented By:



Originally Listed by:  
Canada Flex Realty Group

<http://robnobert.com/>



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