



## 3409 28 Avenue 413 Vernon British Columbia

\$335,000

Welcome to this top-floor, modern east-facing 1 bed + den, 2 bath condo in the heart of downtown Vernon. Owner occupied and never rented, 618 sq.ft. of efficient living, this bright and modern home is ideal for first-time buyers or investors. Enjoy upgraded appliances like the fridge and microwave, plus a \$10,000 custom built-in storage unit in the primary suite. The den offers flexible space to suit your needs as a guest room, office, or cozy lounge/media room. Morning sunlight pours onto your private balcony, perfect for coffee with a view. This secure building includes one parking stall. Daily shopping is a breeze with restaurants, coffee shops, Nature's Fare, Fresh Co, and Vernon Jubilee Hospital all within walking distance, you may rarely need your car. You are also a short drive from Okanagan and Kal Lakes, and 25 minutes to Silver Star. Secure underground parking, bike storage on the main floor and plenty of visitors parking. The storage locker is located on the same floor as the unit, making it super accessible. Enjoy low-maintenance, lock-and-leave living with aerothermal heating and cooling in a quiet, secure building--this is the lifestyle you've been looking for. Easy to show. Quick possession available. (id:6769)

Primary Bedroom 10'4" x 11'0"

Full bathroom 10'4" x 5'0"

Den 6'11" x 8'4"

3pc Bathroom 8'0" x 5'5"

Kitchen 11'8" x 10'4"

Living room 11'8" x 8'9"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<http://www.moveokanagan.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.