



# 4300 Wellington Drive Vernon British Columbia

\$749,000

Welcome to this fantastic opportunity in one of Easthill's most desirable enclaves, offering breathtaking valley and city views, a spacious floor plan, and incredible potential to add value and make it your own. With over 3,000 sq.ft. of living space, this home features 3 bedrooms on the main floor, a bright and expansive living area with warm hardwood floors, two dining areas (that could be re-imagined!), and a functional kitchen with wood cabinetry, stainless steel appliances, and stunning views that truly steal the show. Two full bathrooms, main floor laundry, and a large double garage provide excellent functionality for families of all sizes. The walk-out basement offers outstanding suite potential with separate entrance, dedicated parking spot and kitchen rough-ins already in place behind the walls. A large family room, spacious bedroom, full bathroom, oversized den, and separate recreation room for the suite or additional living space for the main home. Outside, the fully fenced backyard is ideal for children and pets, featuring raised garden beds, plenty of usable yard space, a storage shed, and underground irrigation to keep everything looking its best throughout the warmer months. Located just a short walk to Mutrie Dog Park and close to schools, shopping, Butcher Boys, and everyday amenities, this property combines an unbeatable location with exceptional potential. Bring your vision and transform this renovation opportunity into something truly special. (id:6769)

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|-------------------------------|-------------------------------|
| Family room 19'4" x 16'11"    | Kitchen 9'7" x 10'4"          |
| Den 12'8" x 26'9"             | Dining nook 8'0" x 7'3"       |
| Utility room 16'3" x 13'2"    | Bedroom 8'11" x 16'11"        |
| Recreation room 17'2" x 11'6" | 4pc Bathroom 7'10" x 13'6"    |
| Bedroom 17'2" x 11'11"        | Primary Bedroom 13'6" x 13'6" |
| 4pc Bathroom 8'1" x 6'4"      | 3pc Ensuite bath 5'8" x 9'3"  |
| Living room 38'7" x 28'2"     | Bedroom 10'0" x 10'8"         |
| Dining room 12'1" x 16'0"     | Laundry room 6'4" x 7'0"      |

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon



Royal

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