



## 3411 17 Avenue A2 Vernon British Columbia

\$644,900

Vacant & Ready for Immediate Possession! This cute and cozy, cottage style, 4-bedroom, 2-bath detached home offers an ideal opportunity for first-time home buyers or savvy investors. This fully separate home is part of a non-conforming strata with no monthly fees. The main level has been recently updated and features 2 bedrooms, a full bath, fresh paint, and durable laminate flooring throughout. The fully finished basement features 2 additional bedrooms, a spacious rec room, and a walkout to a private, fenced courtyard-style backyard with established garden beds--perfect for relaxing or entertaining. Comfort is key with a heat pump - A/C system and updated electrical done in 2007. Dedicated off-street parking which is part of the strata lot, plus additional on-street parking adds convenience. Whether you're looking for your first home or a great rental investment, this move-in-ready property on sought-after Mission Hill delivers both value and potential. Quick possession available! (id:6769)

Utility room 3'0" x 10'9"

Laundry room 9'4" x 5'11"

4pc Bathroom 9'8" x 6'8"

Bedroom 11'7" x 10'11"

Bedroom 12'8" x 10'9"

Recreation room 19'5" x 17'5"

4pc Bathroom 6'4" x 8'3"

Bedroom 9'1" x 11'9"

Primary Bedroom 12'4" x 11'4"

Living room 17'2" x 14'10"

Dining room 6'6" x 8'3"

Kitchen 10'10" x 10'1"

Listing Presented By:



Originally Listed by:  
RE/MAX Priscilla

<http://www.okanaganhomes.com/>



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