



2004 20 Avenue Vernon British Columbia

\$635,000

First time ever on the market! This 2000 plus sq ft East Hill home offers 4 beds and 2.5 baths with a functional, family friendly layout. Three bedrooms are conveniently located on the main floor, with a fourth bedroom and large recreation room downstairs, providing great space for teens, guests, or future suite potential. The primary bedroom offers a 2pc ensuite. The home has solid bones and is ready for your updating ideas, making it an excellent opportunity for first time buyers, young families, or savvy investors seeking a rental property in a prime location. Situated in Vernon's sought after East Hill neighbourhood, you are just a short walk to Vernon Secondary School and close to Hillview Elementary School and Silver Star Elementary School. The Shops at Polson Park are within walking distance and only a minute around the corner is a neighbourhood park/playground. This is the perfect opportunity to settle into a well established community and enroll your children in top ranked local schools. Outside, you will appreciate the fully fenced backyard, ideal for children and pets, complete with garden beds for those with a green thumb. The 16 x 12 ft covered deck, redone in 2022, overlooks the yard and is perfect for summer BBQ dinners or relaxing evenings. Garden sheds provide plenty of additional storage. Do not miss this chance to own an affordable home in one of Vernon's most family friendly neighbourhoods. (id:6769)

Storage 10'4" x 7'2"

Utility room 8'0" x 5'4"

Laundry room 14'6" x 7'9"

3pc Bathroom 7'9" x 6'9"

Bedroom 10'1" x 9'4"

Recreation room 28'3" x 20'9"

4pc Bathroom 8'3" x 5'0"

Bedroom 9'8" x 9'4"

Bedroom 9'0" x 8'9"

2pc Ensuite bath 5'0" x 4'4"

Primary Bedroom 13'1" x 10'9"

Kitchen 13'2" x '1

Dining room 9'8" x 9'6"

Living room 14'4" x 11'11"

Listing Presented By:



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Real Broker B.C. Ltd

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

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