



## 3806 35 Avenue 202 Vernon British Columbia \$369,000

Welcome to Turtle Mountain Estates! Located in one of Vernon's most respected and well-managed communities, this bright 2-bedroom, 2-bathroom corner home offers comfort, security, and excellent value -- priced below assessed value and vacant for immediate possession. Recently fully painted, the unit feels fresh and inviting, making it truly move-in ready. The thoughtful layout includes generous cupboard space, in-suite laundry, and a cozy fireplace. A bright sunroom offers open city views and a peaceful spot to enjoy your morning coffee or unwind at the end of the day. Residents appreciate the proactive strata council, the newly updated elevator, secure underground parking, and access to a welcoming recreation room. Set on a quiet street yet just minutes from downtown Vernon's shopping, dining, and essential services, this home offers everyday convenience without sacrificing peace and privacy. An ideal opportunity for those looking to downsize comfortably or enjoy a low-maintenance lifestyle in a well-cared-for building. (id:6769)

Storage 7'6" x 5'

Sunroom 14'9" x 7'7"

Full bathroom 7'6" x 5'8"

Bedroom 13'8" x 10'

Full ensuite bathroom 8'8" x 5'1"

Living room 21'9" x 14'3"

Primary Bedroom 15'8" x 13'8"

Dining room 11'2" x 8'11"

Kitchen 10'10" x 9'1"

Listing Presented By:



Originally Listed by:  
Royal LePage Downtown Realty

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