



3202 22 Street Vernon British Columbia

\$497,400

First Time on the Market Since 1964! Quietly tucked away on a peaceful cul-de-sac in the highly desirable ;Lower East Hill area, this charming 3-bed home is an excellent opportunity for a first-time buyer, investor, or anyone looking to create a home with their own personal touches. Offering approx 1,430 sqft of living space plus an unfinished basement, the home features a welcoming layout with plenty of potential. The main level includes a primary bedroom, 2nd bedroom, 4pc bath, kitchen, dining area, living room, & family room. Upstairs, you'll find a 3rd bedroom, landing area with desk, & abundant storage. The garage features a large workshop, providing excellent space for hobbies, projects, tools, or additional storage. The unfinished basement, complete with a separate exterior entrance, provides an exciting opportunity to add future living space, a rec room, home office, workshop, or additional storage waiting for your ideas! The home & yard are in need of updates & some well-deserved TLC, making this a great chance to renovate & build equity while creating a space that truly reflects your style. Located just minutes from parks, schools, shopping, restaurants, recreation, & everyday amenities, with added convenience of being an easy walk to town. The quiet cul-de-sac setting combined with such a convenient location makes this a fantastic opportunity. First time offered for sale since 1964--don't miss the opportunity to bring this home into its next chapter! (id:6769)

Storage 11'10" x 11'7"

Bedroom 10'7" x 8'5"

Storage 22'10" x 12'4"

Laundry room 9'3" x 5'2"

Family room 10'7" x 9'9"

Bedroom 10'7" x 10'6"

4pc Bathroom 11'0" x 6'2"

Primary Bedroom 13'8" x 10'3"

Living room 16'2" x 16'0"

Dining room 16'0" x 7'2"

Kitchen 11'2" x 9'3"

Listing Presented By:



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Real Broker B.C. Ltd

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

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