



## 3800 40 Avenue 49 Vernon British Columbia

\$379,500

Stylish Townhome - Prime Location & many updates! Discover modern comfort and convenience in this thoughtfully updated 3-bedroom, 1 1/2-bath townhome at the highly sought-after Arbor Lee complex. Enjoy peace of mind with brand-new siding and windows, plus some fresh vinyl plank flooring & new paint throughout. The stunning brand new custom kitchen features contemporary finishes, full size stainless steel appliances, and the separate laundry even has a new washer and dryer for easy living. Electrical & plumbing were inspected & updated during the renovation. The primary bedroom is massive & features a 2 piece ensuite for your convenience. The largest style unit in the complex, it even features a rare crawl space - great extra storage. Enjoy the front deck with views and a storage shed. This tucked away jewel occupies the best location in the complex--private, peaceful, and just steps from scenic walking trails. The private rear area is a serene blank canvas waiting for your personal design--garden oasis, cozy patio, or quiet retreat. Move in ready and ideal for all ages & families, the layout flows effortlessly for comfort and adaptability. Location Highlights: Surrounded by nature--just moments from local trails and green space. Close to shopping, schools, and recreation amenities. A brand-new recreational center is currently under development nearby, boosting future value and convenience. Whether you're a growing family seeking space and tranquility, or a pet-friendly household looking for functionality and community, this Arbor Lee home checks all the boxes. Bright, fresh, and ready to move in--don't miss this rare opportunity! And, Seller will pay remaining levy upon completion!! (id:6769)

Laundry room 8'6" x 4'3"

Full bathroom 7'8" x 4'11"

Bedroom 8'9" x 13'4"

Bedroom 10'3" x 13'4"

Kitchen 7'2" x 7'11"

Dining room 8'8" x 11'9"

Partial ensuite bathroom 7'2" x 4'8"

Primary Bedroom 19'4" x 12'6"

Living room 19'5" x 14'6"

Listing Presented By:



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