



## 1509 37 Avenue Vernon British Columbia

East Hill

# \$639,000



Welcome to this charming 4 bedroom 2 bathroom family home nestled in a quiet, low-traffic neighborhood in desirable East Hill. Offering a warm and functional layout, this property is ideal for families or investors alike. The bright eat-in kitchen opens onto a beautifully shaded covered deck, creating the perfect setting for outdoor dining and relaxing summer evenings overlooking the fully fenced backyard, complete with a fruit tree and shed. The spacious paved driveway provides ample parking for up to 3-4 vehicles, or room for a boat or RV, with convenient access through to the backyard. Inside, the main floor features an open-concept living and dining area highlighted by a large picture window that fills the space with natural light, along with three comfortable bedrooms and a full bathroom. Downstairs, you'll find a family room--perfect for a play area or games room--a large laundry room with abundant storage and pantry space, an oversized bedroom with bathroom ideal for guests or older kids, and a mudroom with direct backyard access. Located just a short walk to a nearby park with green space and a pool, and close to schools and transit, this home offers both convenience and lifestyle. With separate basement access, there is excellent potential for a suite. With a bit of updating, this property presents a fantastic opportunity to create a beautiful long-term family home ...



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