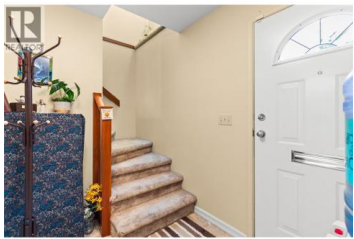




1812 46 Avenue Vernon British Columbia
 Harwood
\$699,000



Welcome to this charming and well maintained two storey home situated on a spacious 7,600 sq. ft. lot in this highly desirable Harwood neighbourhood. Offering 3 bedrooms and 2 bathrooms, this home features a functional and practical layout designed for comfortable everyday living. The main living area is located on the upper floor and includes a bright, spacious living room, adjoining dining area, and a functional galley kitchen that flows seamlessly together. Two bedrooms are located upstairs, creating a comfortable and convenient family layout. Step directly from the dining area onto the large sun deck, the perfect space for summer BBQs, outdoor dining, and entertaining family and friends. Outside, you'll find a large private fenced yard with a park like setting, offering plenty of room for children, pets, and gardening. Numerous updates throughout the home provide exceptional value and peace of mind, including a new roof and eavestroughs in 2025, removal of all Poly B plumbing, a hot water tank replaced in 2022, a newer high efficiency furnace, and central air conditioning that is only 3 years old. Ideally located within walking distance to Harwood Elementary School, public transit, shopping, parks, and walking trails, this property offers the perfect combination of convenience and lifestyle. Whether you're a first time buyer, growing family, or investor, this home presen...



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