



**2306 18 Street Vernon British Columbia**

East Hill

**\$599,900**



Welcome to this fantastic opportunity in one of Vernon's most sought-after neighbourhoods - East Hill! Best known for its family-friendly atmosphere, mature trees, parks, and excellent schools, this 4-bedroom home is the perfect choice for first-time buyers, young families, or savvy investors. Offering a total of 2,100+ sq.ft., (including 788 sq.ft. of unfinished basement space ready for your own vision), there's excellent potential to build equity by finishing the downstairs rooms to suit your needs. The main floor features 3 bedrooms, a full bathroom, newer kitchen flooring, an open layout, and updated electrical. Newer roof was replaced only 2 years ago for added peace of mind. Outside, you'll appreciate the attached covered carport, large driveway with room for RV or boat parking, easy backyard access, and a large, level, fully fenced yard that's ideal for children and pets. Enjoy summer evenings on the spacious back deck and patio, tend to the raised garden bed, or take a short walk to Lakeview Park, the popular Lakeview Wading Pool (locally referred to as the prior "peanut pool"), playground, spray park, and baseball diamonds. Vernon Secondary School is just a short walk away, while Silver Star Elementary is only a 15-min walk / 2-minute drive. With forced-air heating already in place, adding central A/C is a straightforward upgrade for future comfort. A wonderful ho...

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