



## 3317 9 Street Vernon British Columbia

East Hill

**\$999,900**



Experience unobstructed valley views from this well-maintained 4-bedroom, 3-bathroom rancher walk-out in East Hill. The main level features a spacious open-concept living area with expansive windows that flood the space with natural light. The kitchen seamlessly flows into the dining & living areas, perfect for entertaining. Retreat to the large primary bedroom, featuring a luxurious ensuite with soaker tub, separate stand-up shower, double sinks, and a sliding glass door leading to the deck, offering serene valley vistas. A versatile second bedroom on this level can serve as a guest room or home office. The spacious laundry room provides direct access to the double-car garage, ensuring convenient single-level living. Descend to the bright walk-out basement to discover a massive games/rec room complete with a pool table that stays with the home, two generously sized bedrooms, & a beautifully landscaped yard. Additionally, an expansive 427 sq ft unfinished media room awaits your personal touch—ideal for a home theater, gym, or additional living space. The property also features an irrigation system to keep your garden lush & vibrant. Situated in one of East Hill's most desirable areas, enjoy proximity to schools, parks, & all that Vernon has to offer. This home combines breathtaking views, functional living spaces, & a prime location—making it a rare find in East Hill. Don't...



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