



## 4300 Wellington Drive Vernon British Columbia

East Hill

# \$749,000



Welcome to this fantastic opportunity in one of Easthill's most desirable enclaves, offering breathtaking valley and city views, a spacious floor plan, and incredible potential to add value and make it your own. With over 3,000 sq.ft. of living space, this home features 3 bedrooms on the main floor, a bright and expansive living area with warm hardwood floors, two dining areas (that could be re-imagined!), and a functional kitchen with wood cabinetry, stainless steel appliances, and stunning views that truly steal the show. Two full bathrooms, main floor laundry, and a large double garage provide excellent functionality for families of all sizes. The walk-out basement offers outstanding suite potential with separate entrance, dedicated parking spot and kitchen rough-ins already in place behind the walls. A large family room, spacious bedroom, full bathroom, oversized den, and separate rec room for the suite or additional living space for the main home. Solid investment has been made with a newer furnace, air conditioner and newer windows to enjoy. Outside, the fenced backyard is ideal for children & pets with raised garden beds, plenty of yard space, storage shed, & underground irrigation. Located just a short walk to Mutrie Dog Park and close to schools, shopping, Butcher Boys, and everyday amenities, this property combines an unbeatable location with exceptional potential....



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