



## 4402 15 Avenue Vernon British Columbia

South Vernon

# \$499,000



Location truly matters -- and this South Vernon half duplex delivers. Nestled on a quiet, level lot with good neighbours and no hills between you and town, it's perfect for biking or commuting, with a bus stop close by. This well-maintained home features 2 bedrooms up, with a functional layout that includes a bright kitchen, cozy living room, and full bathroom. Downstairs, you'll find a third bedroom, a den, a second bathroom with a shower, and laundry -- offering flexibility for additional bedrooms, a home office, or the potential to create a secondary suite. Comfort and efficiency go hand in hand with high-efficiency natural gas heating, central air conditioning, and a brand-new natural gas hot water tank. The entire electrical system was upgraded throughout the house, which included adding six internet lines for safer, faster, and higher-security internet use. Outside, enjoy a low-maintenance yard with impressive food production: thornless raspberries and blackberries, a thriving grapevine, and generous garden spaces. Located just a few blocks from both senior high and elementary schools, this is a smart option for families, investors, or anyone seeking a solid home in a desirable neighbourhood. (id:6769)

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