



## 441 Hummingbird Avenue Vernon British Columbia

Okanagan North

# \$399,000



An incredibly affordable opportunity to enjoy Okanagan living with easy access to Okanagan Lake! This immaculate and well-maintained 3-bedroom, 2-bathroom home, built in 1994, is just a short walk to the beach and private boat launch. Extensively updated over the past 5 years, this home features a modernized kitchen with modern stainless steel appliances, energy-efficient windows, updated main floor bathroom, refreshed upper bathroom vanity, stylish vinyl plank flooring, and a heat pump for efficient heating and cooling. The front deck has been expanded and updated—perfect for relaxing outdoors—and a new storage shed adds extra convenience. The bright, open-concept main living area offers a welcoming space for everyday living and entertaining. Downstairs, the full unfinished basement provides excellent potential for future development. Upstairs, you'll find two bedrooms and a 3-piece bathroom, while the fenced backyard offers space for pets or family. There's also ample room to park your RV or boat right on the driveway. The lease is fully PAID IN FULL until 2043, and annual utilities—including water, sewer, garbage, and road maintenance—are currently just \$980 per year, making this an exceptionally cost-effective option. Residents enjoy shared access to over 2,000 feet of prime Okanagan Lake shoreline, including a private boat launch—perfect for embracing the Okanagan ...



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