



578 Guildford Court Vernon British Columbia

Middleton Mountain Vernon

\$469,000



Affordable Living in Coldstream Just Steps to Kal Lake. NO Pad Fees & NO Strata Fees. Fantastic opportunity to own the Land in the heart of Coldstream for UNDER assessed value with quick possession. This roomy 3 bed, 2 bath manufactured home offers the perfect blend of comfort, convenience, & location. Inside is a bright & airy atmosphere with a well appointed kitchen with ample counter & cupboard space that is ideal for cooking, dining, & entertaining. The primary bedroom is positioned just off the living room & features a walk thru closet leading to a 4 pc bath. Two more bedrooms are located at the opposite end of the home, providing excellent privacy, & a 3 pc bath with a w/i shower. Step outside to the expansive 12x21ft covered deck, perfect for summer entertaining with family & friends. The deck leads to a large unfinished basement that includes workshop space & offers great potential for a media room, games room, home gym, or ultimate retreat. The fully fenced backyard provides room for pets, kids, & outdoor enjoyment, while ample parking & low maintenance landscaping add convenience. The Coldstream location is just a short walk to Kal Lake, OK Rail Trail, OK College, Vernon Jubilee Hospital, shopping, dining, parks, & trails. Highway access is minutes away, making commuting to Kelowna, UBCO, or the airport easy & efficient. A fantastic opportunity for first time buyers...



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