



## 5812 Richfield Place Vernon British Columbia

Westmount

**\$768,800**



Tucked into a peaceful cul-de-sac, this beautifully maintained rancher offers a functional layout, unexpected privacy, and the peace of mind that comes with a relatively newer roof and newer gutters. The flat lot provides generous parking, including space for an RV or additional vehicles. Inside, you'll find three bedrooms on the main level, convenient upstairs laundry, and thoughtful updates including the furnace, A/C, and hot water tank. The main living area features durable hard-surface flooring with dry core sub-flooring for added warmth and comfort, and flows seamlessly onto a composite deck that captures an open, unobstructed outlook. The backyard is private and easy to care for, framed by mature landscaping for a serene setting. A walk-out basement with its own entrance opens onto a separate green space, adding flexibility and connection to the outdoors. The yard is low-maintenance yet inviting—perfect for relaxed living. The refreshed kitchen showcases updated countertops and a practical, open design suited to everyday living or casual gatherings. Ideally located near amenities while enjoying the calm of a quiet cul-de-sac, this home offers a thoughtful balance of comfort and convenience. A wonderful opportunity to settle into a well-cared-for home in a welcoming neighbourhood. Measurements taken from iGuide. (id:6769)

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