



## 6472 Agassiz Road Vernon British Columbia

Swan Lake West

# \$898,989



Welcome to your dream home in Vernon, BC, ideally situated west of Swan Lake with breathtaking valley and lake views. This spacious residence offers: 4 bedrooms and 3 bathrooms, including a lower bathroom with luxurious heated floors. A security system featuring sensors on all windows and doors for peace of mind. Main floor laundry for convenience. A modern kitchen with an eating/breakfast bar, perfect for casual dining and entertaining. A 2-bedroom suite ideal for guests, in laws or mortgage helper, located in the walk-out basement. An oversized double garage and ample parking, ensuring plenty of space for vehicles and storage. A low maintenance yard, allowing you to enjoy the outdoors without the hassle of extensive upkeep. A covered oversized upper deck, ideal for relaxing and enjoying the stunning views in any weather. Additional features include 60 amp wired service for a hot tub, Central vacuum system for easy cleaning and central air conditioning for year-round comfort. This .22 acre lot is just minutes away from the new Active Living Center, Kal tire Place with twin hockey rinks, elementary school and grocery shopping, providing easy access to amenities while maintaining a tranquil rural setting. Don't miss out on this rare opportunity to own a home that combines comfort, functionality, and panoramic vistas in Vernon's desirable locale. Schedule your viewing today an...



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