



## 1012 33 Avenue Vernon British Columbia \$635,000

Welcome to this warm and inviting 4-bedroom, 3-bathroom home nestled in one of Vernon's most desirable and family-friendly neighbourhoods. The main floor features three spacious bedrooms, including a comfortable primary suite with its own ensuite, while the lower level offers a fourth bedroom and full bath - perfect for guests, teens or a home office. The bright, open-concept living and dining areas create a welcoming atmosphere ideal for family gatherings or entertaining friends. Step outside to enjoy a private yard with plenty of space for kids, pets, or summer barbeques, along with newly built deck stairs (2022) for easy access. Numerous updates provide peace of mind, including a new furnace and AC (2023), hot water tank (2023), roof (2016), garage door (2020), and gutters replaced about 5 years ago with leaf guards added last year for low-maintenance living. Located close to excellent schools, parks, shopping, and Vernon's vibrant downtown, this move-in-ready home offers the perfect blend of comfort, convenience, and long-term value - ideal for families looking to settle into a quiet, established area with everything just minutes away. (id:6769)

3pc Bathroom 15'0" x 4'8"

Bedroom 8'7" x 15'10"

Family room 19'5" x 24'3"

4pc Bathroom 7'11" x 6'6"

Bedroom 8'10" x 10'6"

Bedroom 9'5" x 10'6"

Primary Bedroom 11'10" x 11'0"

Living room 35'9" x 27'7"

Kitchen 13'5" x 11'0"

2pc Bathroom 5'8" x 3'9"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com