



## 1016 34 Avenue Vernon British Columbia

\$699,000

Perfect starter home in Vernon with a versatile detached shop/garage, ideally located in a quiet East Hill cul-de-sac. Just a block from Silver Star Elementary and walking distance to Vernon Secondary, this property offers unbeatable convenience for families. The flat 64 x 102 lot provides excellent usability, and the home has been thoughtfully updated and well maintained over the years. Inside, you'll find modern finishings, stainless steel appliances, and a bright, comfortable layout. Three bedrooms on the main level make family living easy, while the basement adds a fourth bedroom plus a spacious family room featuring a cozy gas fireplace. The upstairs living room adds even more charm with its wood-burning fireplace. With rear mudroom access, the lower level layout presents good potential for a future in-law suite if desired. Mechanical upgrades include a high-efficiency furnace, newer hot water tank, and updated windows, offering peace of mind and improved efficiency. The fully fenced backyard is a private, tree-lined oasis with mature hedges and plenty of space to enjoy. Separate storage shed adds practicality, and each summer the sellers set up a removable above-ground pool; the surrounding deck can remain or be removed based on buyer preference. A fantastic opportunity in a walkable, family-friendly neighbourhood—homes like this don't last. Just steps from Silver Star Elementary, this is the perfect place to grow your family. (id:6769)

Storage 6'7" x 6'10"

Laundry room 14'9" x 12'11"

Bedroom 11'2" x 10'2"

3pc Bathroom 6'5" x 6'3"

Bedroom 14'7" x 11'5"

Recreation room 19'8" x 11'2"

4pc Bathroom 5'1" x 10'11"

Bedroom 8'11" x 10'9"

Bedroom 9'11" x 10'11"

Primary Bedroom 10'1" x 10'9"

Kitchen 12'3" x 17'1"

Dining room 11'0" x 7'11"

Living room 17'4" x 13'1"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon Salt Fowler

<http://www.saltfowler.com/>

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