



## 2200 53 Avenue 103 Vernon British Columbia

\$719,000

Welcome to this immaculately kept 4-bedroom, 3-bathroom rancher located in the highly sought-after Ambleside 55+ complex. This move in ready home boasts an open layout with a spacious kitchen with new SS Appliances which sits adjacent to the dining room and a cozy living room featuring a gas fireplace perfect for those chilly evenings. Step outside from the dining area to a private deck where you can relax and enjoy the beautiful Okanagan weather or dining alfresco. The main level offers a generously sized primary bedroom with a full ensuite and walk-in closet, along with two additional bedrooms. A convenient main floor laundry leads to your double garage providing ample parking and storage space. Downstairs, you'll find a fourth bedroom, a newly finished bathroom and large rec room awaiting your personal touches. Situated in a quiet cul-de-sac, this home offers a serene and private setting while being just minutes away from shopping, walking trails and all amenities. It's the perfect balance of convenience and tranquility, ideal for those seeking a well maintained community with access to recreation paths and modern conveniences. Quick possession is possible--don't miss your chance to make this incredible home yours! (id:6769)

Storage 27'10" x 23'4"	4pc Ensuite bath 10'4" x 8'3"
Office 16'8" x 7'7"	Primary Bedroom 13'10" x 12'
Recreation room 30'1" x 13'8"	4pc Bathroom 8'3" x 4'11"
3pc Bathroom 7'10" x 6'	Bedroom 10'9" x 9'6"
Bedroom 11'4" x 11'1"	Bedroom 14'2" x 9'1"
Other 19'3" x 18'10"	Kitchen 15'2" x 12'7"
Foyer 19' x 9'6"	Dining room 16'5" x 8'3"
Laundry room 10'11" x 7'5"	Living room 15'11" x 14'

Listing Presented By:



Originally Listed by:  
Value Plus 3% Real Estate Inc.

**stilhavn**  
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