



# 12560 Westside Road 13 Vernon British Columbia

\$299,900

Great value, priced below BC assessment value! Beautifully maintained two bedroom, 1 bathroom home in family friendly Coyote Crossing Villas. Perfect for first time buyers or retirees! The thoughtfully designed layout offers vaulted ceilings, large windows, and skylights in the kitchen and bathroom fill the interior with natural light and create a spacious feel. The spacious kitchen is well laid out and comes with newer appliances and lazy susan for convenience. The kitchen, breakfast nook and dining room flow seamlessly into the open-concept living area, where a cozy gas fireplace adds ambience. Enjoy mountain and lake views right from your living room! The large primary bedroom provides room for a king-sized bed and additional furniture, making it a comfortable and functional retreat. The large spare bedroom has additional shelving in the closet for storage. Recent updates, include interior paint, light fixtures, toilet, faucets, a new hot water tank (Jan 2026), and an updated A/C (2024) unit. Step outside onto the expansive covered deck, and enjoy entertaining family and guests. Gardening enthusiasts will enjoy the fully fenced yard featuring raised garden beds with perennials and a convenient garden/storage shed. This lovely home is located just 15 minutes from town and 5 minutes from Spallumcheen golf course, and offers rural tranquility and modern convenience! Pet friendly Coyote Crossing allows 2 pets up to 25lbs each. Don't miss out, book your showing today! (id:6769)

Bedroom 12'4" x 11'2"

Laundry room 5'5" x 11'2"

3pc Bathroom 4'11" x 11'

Primary Bedroom 13'4" x 14'8"

Kitchen 12'2" x 14'8"

Dining room 8'3" x 14'8"

Living room 14'4" x 14'8"

Listing Presented By:



Originally Listed by:  
O'Keefe 3 Percent Realty Inc.

<http://okeefe3.com/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.