



1311 25TH Avenue Vernon British Columbia

\$550,000

INVESTOR & DEVELOPMENT POTENTIAL! PRICED \$250,000 BELOW ASSESSED VALUE, WITH THE LAND ALONE ASSESSED AT \$340,000! Bring your ideas, builder, and contractor to this exciting opportunity in Vernon's desirable East Hill neighbourhood. Offering approximately 2,320 sq. ft. of total living space, this property is zoned MUS (Multi-Unit: Small Scale), providing an opportunity to explore a variety of residential redevelopment possibilities, subject to City of Vernon requirements, approvals, lot characteristics, and applicable development regulations. The existing home offers 5 bedrooms, with 3 on the main level and 2 downstairs, plus a separate basement entrance offering excellent suite potential. Inside, you'll find hardwood flooring through the kitchen and dining area, dark maple cabinetry, and a sunken living room with a decorative fireplace. Recent upgrades include a brand-new hot water tank (2026) and a brand-new garage roof (2026). Located within walking distance of Silver Star Elementary and Vernon Secondary School, with transit nearby and convenient access to downtown Vernon and everyday amenities. Whether you're looking for a renovation project, investment property, or future development opportunity, bring your ideas and explore the possibilities! Buyers to complete their own due diligence regarding zoning, permitted uses, density, development potential, and approvals with the City of Vernon. (id:6769)

Bedroom 16'4" x 8'10"

Full bathroom 7'3" x 5'8"

Bedroom 11'9" x 11'2"

Partial bathroom 4'6" x 5'4"

Full bathroom 5'11" x 7'5"

Living room 15'1" x 16'8"

Kitchen 9'11" x 13'7"

Bedroom 9'8" x 10'2"

Bedroom 13'4" x 9'10"

Primary Bedroom 13' x 11'2"

Listing Presented By:



Originally Listed by:
REMAX Kelowna

stillhavn
REAL ESTATE SERVICES

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