



## 2310 36 Street 14 Vernon British Columbia

\$399,000

Clean, move-in ready 3 bedroom, 2 bathroom townhome in well managed Birchland Gardens. Ideal for first-time buyers, investors, or anyone looking for affordable, low-maintenance living with low monthly strata fees. The main floor offers a bright, functional layout with a well appointed kitchen featuring rich hardwood cabinetry, generous counter space, and in-suite laundry for convenience. A 2-piece powder room on the main adds everyday practicality. Upstairs you'll find three comfortable bedrooms and a full bathroom, plus ample storage on both levels. Enjoy the peaceful setting with Vernon Creek nearby and relax on your private patio where gardening is encouraged. A secure storage shed provides extra space for bikes, tools, or seasonal items. Updates include a newer hot water tank, helping keep ownership costs predictable. A great opportunity to get into the market or add a solid rental to your portfolio in a quiet, nature-oriented community close to amenities. (id:6769)

4pc Bathroom 4'9" x 5'3"

Bedroom 8'5" x 9'1"

Bedroom 9'9" x 12'10"

Primary Bedroom 9'1" x 10'2"

Foyer 3'5" x 17'2"

2pc Bathroom 3' x 5'1"

Dining room 7'1" x 8'3"

Living room 9'7" x 19'2"

Kitchen 7'1" x 11'9"

Listing Presented By:



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