



1603 43rd Avenue Vernon British Columbia

\$675,000

Versatile Home with Suite, Workshop & Dual Driveways! Zoning MSH! Welcome to this fantastic opportunity in a prime Central Vernon location. Situated on a generous lot, this property offers flexibility, functionality, and plenty of room to grow. The property is designated under Medium Scale Housing (MSH) zoning, which supports a range of medium to large-scale residential development up to 6 storeys in height--offering investors opportunity and strong long-term redevelopment potential in addition to its current use. The main home features three spacious bedrooms and an attached single garage, while the lower level includes a two-bedroom suite (currently configured as two bedrooms). The current tenant is on a month-to-month tenancy, pays \$2,000 per month, and would love to stay, offering the new owner immediate supplemental rental income. One of the standout features is the impressive 21' x 25' detached workshop complete with 220V wiring, making it an ideal space for hobbies, projects, trades, or additional storage. Thoughtfully designed with two separate driveways, the property provides exceptional convenience--offering easy access to the workshop with ample parking or separate access for both the main home and lower suite, making it well suited for multi-generational living or rental flexibility. Each level is serviced by its own electrical panel, adding even more practicality. Outside, you'll appreciate the large yard with plenty of room to garden, play, or entertain, as well as two covered outdoor seating areas that create inviting spaces to relax throughout the seasons. Whether you're searching for a home with income potential, room for your hobbies, or space for the whole family, this versatile property offers endless possibilities in a desirable Central Vernon location. (id:6769)

Laundry room 10'3" x 5'9"

Other 23'3" x 21'0"

3pc Bathroom 9'8" x 6'10"

Den 13'6" x 9'10"

Bedroom 14'1" x 9'8"

Kitchen 10'0" x 10'0"

Living room 20'8" x 14'

Dining room 8'7" x 8'7"

4pc Bathroom 10'2" x 6'5"

Bedroom 10'1" x 9'9"

Bedroom 11'11" x 10'2"

Primary Bedroom 13'6" x 10'5"

Kitchen 10'0" x 10'0"

Living room 12'6" x 20'4"

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

<http://www.amber-lee.ca/>

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.