



## 1800 30th Avenue Vernon British Columbia

\$789,900

Opportunity, location, & future potential come together on this spacious corner lot directly across from Lakeview Park. Enjoy the convenience of green space, playground, & seasonal wading pool steps from your front door in Vernon's desirable East Hill area. Built in 1955, this well-maintained home offers approx 1,820 sq. ft. of living space with practical layout. The main floor has 2 bedrooms, a full bathroom, and bright living spaces filled with natural light from large windows. Downstairs offers 2 additional bedrooms, a second full bathroom, & flexible living space for growing families, guests, or hobbies. Recent improvements include upgraded 200-amp electrical service, providing added capacity for today's lifestyle. The detached single-car garage has also been wired to support a future EV charger. Outside, the fully fenced yard is ideal for families, gardeners, & pet owners alike. Fruit trees, established garden beds, & ample outdoor space create an inviting setting to enjoy. The large corner lot with lane access offers exceptional future potential. With current zoning, buyers may wish to explore opportunities for a new primary residence, carriage house, garden suite, or other permitted uses. Buyers are encouraged to verify development possibilities with the City of Vernon. Conveniently located close to schools, shopping, recreation, transit, & downtown Vernon, this property offers a rare combination of comfortable living today and exciting possibilities for the future. (id:6769)

Utility room 5'1" x 5'11"

Laundry room 18'3" x 9'9"

4pc Bathroom 7'2" x 4'10"

Bedroom 10'7" x 8'3"

Bedroom 14'4" x 10'9"

Recreation room 21'1" x 18'4"

Bedroom 11'7" x 10'9"

4pc Bathroom 8'5" x 5'5"

Primary Bedroom 13'3" x 11'2"

Dining room 8'2" x 12'9"

Living room 16'7" x 11'11"

Kitchen 10'4" x 12'9"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<http://janetbarrettrealstate.com/>

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