



1808 22 Street Vernon British Columbia

\$479,000

The value in this property is its potential, from creating a suite with a separate entrance to updating the home throughout. There are two bedrooms upstairs and two downstairs (basement needs finishing) and a closed-in carport offering 416 sf of storage & shop space measuring 10'5 x 39'10. There is evidence of settling in this home and the asking price reflects this but the shingles were replaced about 10 years ago, hot water on demand about 2 years ago and the furnace also about 2 years ago. There is a BC Housing incentive regarding suites where, if specific criteria are met and if say \$60,000 was borrowed from the government, up to \$30,000 of that loan could be forgiven (rules apply). Program details available through your agent or a google search. Located in a cul-de-sac where pride of ownership shows, this diamond in the rough is ready to be brought back to its fully glory, offering an opportunity to build in sweat-equity and create a suite. (id:6769)

Bedroom 9'2" x 14'9"
Storage 7'4" x 4'8"
Laundry room 13'9" x 14'10"
4pc Bathroom 7'2" x 8'4"
Bedroom 14'10" x 9'10"
Family room 20'2" x 13'3"
Kitchen 12'10" x 12'3"
2pc Ensuite bath 4'11" x 5'6"

4pc Bathroom 7'5" x 11'10"
Primary Bedroom 11'3" x 15'6"
Bedroom 10'5" x 13'1"
Living room 16'4" x 13'6"
Dining room 13'6" x 13'2"
Kitchen 13'6" x 10'10"
Foyer 15'10" x 4'11"

Listing Presented By:



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RE/MAX Vernon

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