



## 1809 44 Street Vernon British Columbia

\$615,000

Welcome to 1809 44 Street, a fantastic opportunity to enter Vernon's real estate market! Whether you're a first-time homebuyer, investor, or simply searching for a comfortable family home, this 5-bedroom or 4 bed plus den, 2-bathroom property offers the perfect blend of space, functionality, and value. Tucked away in South Vernon, this well-maintained home features a bright and inviting layout designed for everyday living. With four spacious bedrooms and a versatile room that can serve as a 5th bedroom, home office, guest room, playroom, or additional storage space, there's plenty of room to adapt to your lifestyle. Two well-appointed bathrooms help keep busy mornings running smoothly. The kitchen is equipped with new appliances, including a gas range, making meal preparation a pleasure. Stay comfortable year-round with the added benefit of central air conditioning. Just off the kitchen, the welcoming living space creates the perfect setting for family gatherings and everyday enjoyment. Step outside to a large deck overlooking the generous yard, ideal for summer BBQs, gardening, entertaining, or simply unwinding outdoors. A standout feature is the detached garage/shop with power and convenient lane access, offering excellent space for parking, projects, hobbies, storage, or a future workshop setup. Take the virtual tour and imagine yourself at home. (id:6769)

Bedroom 9'4" x 14'11"

Recreation room 15'3" x 14'11"

Bedroom 8'2" x 10'10"

3pc Bathroom 11'8" x 10'9"

Bedroom 13'6" x 11'9"

Workshop 23'2" x 14'10"

Bedroom 11'5" x 9'10"

Living room 14'8" x 16'2"

Dining room 12'8" x 8'10"

Kitchen 12'3" x 7'2"

4pc Bathroom 8' x 4'11"

Primary Bedroom 12'3" x 11'7"

Listing Presented By:



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