



# 1812 50 Avenue Vernon British Columbia

\$809,900

Beautifully maintained and thoughtfully designed, this two-storey home offers 3 bedrooms and 2.5 bathrooms, perfectly positioned on a spacious lot backing onto BX Creek and its scenic walking trail. The main level features an inviting open-concept great room with vaulted ceilings, expansive windows, rich hardwood flooring, and a fireplace, creating a bright and welcoming space for everyday living. The generously sized dining area opens through double doors to a large patio and a beautifully landscaped, private backyard with extended cover deck and Hot Tub, ideal for entertaining or relaxing outdoors. The south-facing kitchen is both functional and stylish, complete with maple cabinetry and an eating bar. Just off the kitchen, you'll find a butler pantry with direct access to a spacious mudroom/laundry area and entry to the attached double garage. A front foyer with a coat closet and a convenient powder room completes the main floor. Upstairs, the open staircase leads to a charming primary bedroom featuring a walk-in closet and a 3-piece ensuite. Two additional bedrooms are also located on this level, one with its own walk-in closet, along with a well-appointed main bathroom. The upstairs also features brand new carpets. Set on an oversized lot bordering the BX Creek walkway, this home offers the perfect blend of nature and convenience; just a short 5-minute walk to everyday amenities and only 20 minutes to year-round recreation at SilverStar Mountain Resort and nearby lakes.

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Primary Bedroom 13'3" x 16'6"

Bedroom 11'3" x 11'10"

Bedroom 10'1" x 11'7"

Full ensuite bathroom 8'7" x 9'8"

4pc Bathroom 5'4" x 11'6"

Living room 14'11" x 13'3"

Laundry room 13'8" x 7'

Dining room 10'10" x 11'11"

Partial bathroom 4'8" x 5'9"

Kitchen 11'11" x 10'8"

Listing Presented By:



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REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

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