



## 3800 40 Avenue 20 Vernon British Columbia

\$239,900

Perfect for First-Time Buyers, Investors and Pet Lovers! Welcome to this charming and meticulously laid-out property that embodies the ideal blend of comfort and convenience. This fantastic opportunity features an open-concept living area that invites natural light, creating a warm and welcoming atmosphere for gatherings with friends and family. The spacious master bedroom offers tranquility and relaxation, complete with stunning eastern views from your private deck—imagine sipping your morning coffee as the sunrise greets you each day. One of the standout features of this home is its pet-friendly policy, allowing you to bring your furry companions along. You can have 1 dog of any size or breed and 2 cats, ensuring that your beloved pets feel right at home with you. With its competitive pricing, this property is not only perfect for first-time buyers seeking a cozy sanctuary but also an excellent investment option for those venturing into rentals. Don't miss out on this fantastic opportunity—schedule your viewing today and explore the potential of making this splendid pet-friendly property your own! (id:6769)

Other 3'9" x 8'9"

Other 2' x 6'9"

Dining nook 6' x 9'

Other 3' x 10'4"

Foyer 4'4" x 6'9"

Pantry 3' x 4'8"

Full bathroom 5'0" x 5'6"

Primary Bedroom 10'5" x 13'3"

Kitchen 7'9" x 6'9"

Living room 16' x 13'3"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<https://nathansulz.com/>

**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.