



## 2008 45 Avenue Vernon British Columbia

\$574,900

Great home in a fantastic, family-oriented area! This 2-Bedroom, 2-Bathroom home is a great retirement, starter or investment home! There is 1 spacious bedroom, 1 bath on the main level and the basement has a bedroom/rec room, another bathroom and plenty of storage! There's even a brand-new Furnace with Central A/C & Heat Pump combo and hot water tank. This home has lots of original charm, but lots of potential for esthetic upgrades as well. Official Zoning is for higher density, so eventually you could develop it, if that's your preference. This lot is perfectly situated, and backs onto popular Harwood Elementary,, close to schools and shopping. It's even level and easy to maintain, with low-maintenance landscaping and lots of vehicle & RV parking. Plenty of outdoor storage too, with sheds and storage rooms. There's even a great covered front deck with a wheelchair-friendly ramp for easy access! Don't miss out, book your viewing today! (id:6769)

Utility room 11'7" x 11'5"

Storage 13'8" x 11'6"

3pc Bathroom 5'7" x 7'0"

Bedroom 16'2" x 12'7"

3pc Bathroom 11'6" x 8'1"

Primary Bedroom 13'2" x 11'6"

Kitchen 13'10" x 11'7"

Living room 11'10" x 11'6"

Listing Presented By:



Originally Listed by:  
Canada Flex Realty Group

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