



## 4004 34 Street 204 Vernon British Columbia

\$199,900

Charming 2-bed, 1-bath townhome in central Vernon -- an outstanding opportunity for first-time buyers or investors. This well-kept, move-in-ready unit features a newly installed ductless heat pump providing both A/C and heat, plus brand-new high-end triple-pane argon gas windows and a sliding glass door (approx. \$5,700 value) to be installed in the living room at the end of July at the owner's expense. Enjoy easy, level access with two parking stalls directly in front of the home -- perfect for quick grocery runs and everyday convenience. Professionally managed with low strata fees of \$369.54/month, this property combines comfort, efficiency, and smart ownership. (id:6769)

Bedroom 10'5" x 10'0"

4pc Bathroom 7'0" x 5'0"

Primary Bedroom 10'6" x 10'8"

Dining nook 6'8" x 6'8"

Kitchen 8'9" x 6'6"

Living room 12'3" x 10'6"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<https://nathansulz.com/>

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