



## 2301 45 Avenue Vernon British Columbia

\$450,000

Filled to the brim with potential, this single-family home in desirable Harwood lends itself seamlessly to whatever your needs may be. Positioned on a generously sized corner lot, the 2-bedroom and 2-bathroom property is located close to schools and within a multi-family zoning, making it ideal for future development of up to 4 units. Inside, the kitchen and dining area seamlessly blend into a large open space. The kitchen has a stainless steel fridge, tiled backsplash and washer and dryer hook up. Elsewhere, the master bedroom suite awaits with a large closet and full ensuite bathroom. The second bedroom shares the full hall bathroom with guests. Below the main floor, the unfinished basement offers a great space for easy expansion or as is a fantastic storage opportunity. The fenced yard is wonderful for kids and pets alike and offers lovely Mountain views. Come see everything this home can offer you today and imagine the possibilities. (id:6769)

4pc Bathroom 7'3" x 8'1"

Bedroom 7'3" x 8'1"

3pc Ensuite bath 7'3" x 5'2"

Primary Bedroom 12'5" x 12'10"

Kitchen 9'3" x 13'7"

Dining room 11'1" x 7'7"

Living room 13'6" x 12'9"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon Salt Fowler

<http://www.saltfowler.com/>

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