



## 2305 39 Street Vernon British Columbia

\$595,500

Welcome to this charming rancher in Mission Hill, fully renovated in 2019 and meticulously maintained. This 2-bedroom, 1-bath home—with space to add a potential half bath—perfectly blends comfort, style, and future opportunity. Inside, you'll appreciate the modern updates throughout, including new windows, flooring, appliances, and siding (all 2019). The open, low-maintenance layout makes this property an excellent choice for downsizers, first-time buyers, or investors seeking strong rental potential. Step outside to your private yard oasis featuring a 10x40 ft concrete patio with hot tub (2021) in the back and a stunning covered pergola with a wood-burning stove in the front. The large corner lot is beautifully landscaped and fully fenced with 6- and 8-foot cedar fencing, offering both privacy and space to enjoy. Secure RV parking and a single-car garage add convenience and practicality. Centrally located, this property is within walking distance to shopping, schools, and the hospital. Investor Alert: Zoned RM2 (medium density), this lot meets the minimum width and size requirements for a triplex build under current bylaws. Buyers should complete their own due diligence regarding development potential. A rare opportunity—modern comfort today with exceptional upside for tomorrow. (id:6769)

Laundry room 7'11" x 13'3"

Kitchen 17'11" x 12'0"

Living room 23'6" x 12'0"

Full bathroom 7'11" x 9'4"

Bedroom 9'10" x 12'10"

Primary Bedroom 9'11" x 12'10"

Listing Presented By:



Originally Listed by:  
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