



2305 45 Avenue Vernon British Columbia

\$450,000

Development/Investment Opportunity in Harwood! Zoned MUS (Multi-Unit Residential), this property offers excellent potential for redevelopment or building up to 4 units. Located less than a block from Harwood Elementary School, it's central in a family-friendly neighborhood. The existing home features 2 bedrooms, 1.5 bathrooms, laundry on the main floor, and a 6' crawlspace for ample storage. New hot water tank (2024) and flooring (2022). Convenient alley access, ample parking, and storage sheds. Close proximity to schools, shopping, and transit. More photos available upon request. (id:6769)

Bedroom 7'11" x 7'7"

2pc Ensuite bath 4'9" x 3'10"

Primary Bedroom 9'2" x 10'11"

Utility room 7'5" x 6'8"

Storage 7'5" x 6'11"

4pc Bathroom 7'7" x 7'6"

Living room 13'3" x 17'1"

Kitchen 9'8" x 17'3"

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

stilhavn
REAL ESTATE SERVICES

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