



## 3011 38 Street Vernon British Columbia

\$590,000

Home Sweet Home! Welcome to 3011 38 St, this adorable 3-bed, 1-bath home is a hidden gem in the heart of Vernon, BC--perfect as a starter home or a savvy investment property. Say goodbye to strata fees and hello to home ownership on your own terms. Located just a few blocks from bus routes, schools, shopping, dining, coffee shops, parks, and more, while still tucked away for peace and quiet. The updated kitchen (2023-24) features new appliances and ample prep space, while the spacious living room boasts brand-new flooring. The main floor hosts the tranquil primary bedroom, a second bedroom, and a 4pc bath. The third bedroom is located in the basement, along with the laundry area, extra storage, furnace, and hot water tank. Step through the back door to your 16 x 16 ft covered concrete patio- ideal for morning coffee or an evening glass of Okanagan wine. Enjoy the outdoors with a fully fenced backyard--ideal for kids, pets, or a personal garden oasis. The easy-care landscaping is enhanced by a delightful fenced garden area. A detached garage/workshop/storage space adds versatility and value. With level walking to all essential services and easy lane access, this property is as convenient as it is charming. Don't miss the opportunity to make this lovely Vernon residence your home--where character meets convenience. Your new beginning starts here. Act quickly to make it yours! (id:6769)

Storage 30'4" x 23'1"

Laundry room 11'11" x 9'0"

Bedroom 11'7" x 10'7"

Bedroom 11'11" x 9'0"

4pc Bathroom 8'3" x 5'9"

Dining room 11'11" x 9'0"

Primary Bedroom 13'4" x 12'0"

Living room 16'9" x 12'0"

Kitchen 13'9" x 12'7"

Listing Presented By:



Originally Listed by:  
Real Broker B.C. Ltd

**stilhavn**  
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