



# 3403 33 Avenue Vernon British Columbia

\$499,999

This thoughtfully updated starter home offers a rare combination of immediate comfort and savvy investment potential. Situated on a generous lot, the property welcomes you with a beautifully landscaped front yard and a private, fully fenced backyard--an ideal sanctuary for pets, children, and outdoor entertaining. Inside, the home has undergone stylish cosmetic upgrades that enhance its character, featuring a versatile layout designed for dual-living. The charming upstairs loft serves as a turnkey mortgage helper, as both the loft and the main level are fully self-contained with their own separate kitchens and laundry facilities. Beyond its current charm, the property offers significant "value-add" opportunities with a spacious, unfinished basement that is a true blank canvas for your creative ideas. Whether you choose to develop additional living space, a home office, or a workshop, this area provides a clear path to building future equity. Perfect for first-time buyers looking to offset their mortgage or investors seeking a property with growth potential, this home is as practical as it is inviting. (id:6769)

3pc Bathroom 8' x 11'1"

Loft 16'11" x 14'8"

4pc Bathroom 6'0" x 11'1"

Kitchen 12'6" x 11'1"

Bedroom 11'6" x 8'0"

Primary Bedroom 11'6" x 11'4"

Living room 11'10" x 21'7"

Foyer 15'1" x 6'4"

Other 8'4" x 10'3"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

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