



## 3405 16 Street Vernon British Columbia

\$644,900

Charming Family Home in Upper East Hill - Welcome to this inviting 4-bedroom, 2-bathroom home perfectly located within walking distance to both elementary and high schools, as well as the popular Peanut Pool and nearby parks. Situated on a fenced 51' x 120' corner lot with alley access, this property offers excellent outdoor space with mature fruit trees, raised garden beds, a storage shed, an ideal home for gardeners and families alike. The main floor features a bright kitchen, a comfortable living room highlighted by a cozy brick fireplace, one bedroom, and an updated 4-piece bathroom. Upstairs you'll find two additional bedrooms and a charming sitting area, perfect for a reading nook, study space, or home office. The fully finished basement, with its own entrance, includes a spacious family room, updated 4-piece bathroom, and a fourth bedroom, providing flexible space for guests, extended family, or additional living areas. This is a fantastic opportunity for first-time buyers, or families looking for a home in one of Vernon's most established neighbourhoods. Book your private showing today! (id:6769)

Office 8'1" x 13'6"

Bedroom 9'2" x 12'3"

Bedroom 12'3" x 12'3"

Utility room 7'3" x 11'8"

Bedroom 8'3" x 11'5"

Den 9'7" x 16'6"

Foyer 5'0" x 11'4"

3pc Bathroom 5'9" x 9'2"

Foyer 3'6" x 6'3"

Living room 12'8" x 16'4"

Laundry room 4'10" x 13'7"

Primary Bedroom 8'4" x 11'7"

4pc Bathroom 4'10" x 8'5"

Kitchen 12'0" x 13'7"

Dining room 9'0" x 11'3"

Listing Presented By:



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REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

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