



## 3405 18 Street Vernon British Columbia

\$539,900

Charming 3-bed, 1-bath rancher in desirable East Hill, a home filled with warmth, character, & endless potential. Built in 1948, this property has only ever had two owners & has been lovingly cared for over the years. Offering single-level living, the layout features a cozy living room at the front of the home with a large picture window to take in the mountain views. Set on a large corner lot with laneway access, this property is zoned for multi-unit small scale residential up to 3 storeys--an incredible opportunity for developers or those looking to expand. The enclosed backyard is a gardener's oasis, with mature landscaping that provides a fresh look through every season, while still leaving plenty of space to make it your own. Perfect for entertaining, pets, or family gatherings, the yard offers privacy & charm in equal measure. The furnace has been serviced annually, & a bonus upper loft provides extra storage space. You'll love the community feel of this family-friendly neighbourhood, with Lakeview Park & pool just minutes away, the Vernon Community Music School up the street, & great schools within walking distance. A single-car carport with a handy storage shed completes this lovely property. Whether you're looking for a cozy home to make your own or a fantastic investment in one of Vernon's most sought-after areas, this East Hill gem is brimming with possibilities. Ready to take a closer look? Schedule your private showing today! (id:6769)

Kitchen 10'6" x 14'7"

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

Primary Bedroom 10'8" x 12'5"

Bedroom 10'8" x 10'7"

Bedroom 9'3" x 8'11"

Living room 14'11" x 14'8"

Listing Presented By:



Originally Listed by:  
O'Keefe 3 Percent Realty Inc.

<http://www.okeefe3.com/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.