3405 18 Street Vernon British Columbia

$449,000

Well-cared-for 3-bed rancher blends timeless character with incredible future flexibility. Set on a large, flat corner lot with lane access, the property offers a private fenced yard with mature trees, space to garden, play, and room to grow--whether that means a garden suite, shop, or future redevelopment down the road. The bright living room features a large picture window framing mountain views, while the cozy kitchen & dining area open directly to the backyard for easy indoor-outdoor living. A bonus loft provides valuable extra storage. If single-level living is onyour wish list, this one delivers--ideal for downsizers, first-time buyers, or anyone seeking a simpler lifestyle in a truly walkable community. Acarport with storage and charming curb appeal completes the package. For those thinking about the future, this property brings exceptionalvalue. Priced to sell and listed below assessed value, it's zoned for small-scale multi-unit residential up to 3 storeys, offering the opportunity toadd a secondary unit, hold as a long-term investment, or redevelop when the time is right--all in a location that consistently ranks among Vernon's most desirable. Just steps from Lakeview Park and the pool, close to great schools and recreation, and only minutes to downtown, thisEast Hill gem offers the best of lifestyle today with the bonus of smart potential tomorrow. Ready to explore this rare find? Book your private showing and see why homes in this pocket are so cherished! (id:6769)

Kitchen	10'6" x 14'7"	Bedroom	10'8" x 10'7"
4pc Bathroom	7'4" x 6'4"	Bedroom	9'3" x 8'11"
Primary Bedroom	10'8" x 12'5"	Living room	14'11" x 14'8"

Listing Presented By:

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

http://www.okeefe3.com/

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