



3408 16th Avenue Vernon British Columbia

\$495,000

Welcome to 3408 16th Avenue, Vernon - an excellent opportunity for first-time home buyers, downsizers, or savvy investors looking to add to their portfolio. This two bedroom, one bathroom rancher offers comfortable single-level living in the convenient Mission Hill location. The property enjoys added privacy and a peaceful setting while remaining close to schools, transit, shopping, healthcare services, and all of Vernon's everyday amenities. The functional floor plan features approximately 792 square feet of living space, with a bright living area, practical kitchen and dining space, and two generously sized bedrooms. Outside, you'll find a large rear deck perfect for relaxing or entertaining, a low- maintenance yard, and a storage shed for added convenience. A standout feature is the ample parking space, with room for multiple vehicles, an RV, boat, or recreational toys. Currently tenant occupied, this property presents an attractive investment opportunity with rental income already in place. For first-time buyers, it's an affordable entry into the Vernon market with the flexibility to move in or continue generating income while planning for the future. Whether you're searching for your first home, a rental property, or a holding property, 3408 16th Avenue offers exceptional value in a growing Vernon neighbourhood. (id:6769)

Storage 4'8" x 3'0"

Laundry room '0" x '0"

Bedroom 10'6" x 10'11"

4pc Bathroom 7'3" x 6'11"

Primary Bedroom 11'9" x 10'11"

Dining room 5'10" x 8'7"

Kitchen 8'10" x 8'7"

Living room 16'10" x 12'0"

Listing Presented By:



Originally Listed by:
Sotheby's International Realty
Canada

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.