



## 3408 34 Avenue Vernon British Columbia

\$569,900

Cozy Character Home on BX Creek - Steps from Downtown Vernon. Discover the perfect mix of character, comfort, and convenience in this updated 2-bedroom, 1-bathroom home, tucked into a peaceful, nature-filled setting--just a short walk to downtown Vernon. Enjoy easy access to shops, restaurants, medical clinics, coffee spots, and all your daily essentials, while coming home to the calming presence of BX Creek right in your backyard. Relax on the partially covered back deck with a coffee at the sit-up bar and take in the sights and sounds of nature--fish spawning in season, vibrant bird life, and even the occasional visit from a blue heron. The private, fully fenced backyard includes a gate with steps leading directly down to the creek. Inside, the open-concept kitchen features a gas stove, high ceilings, and large windows that bring in tons of natural light. The cozy living room offers a freestanding gas fireplace, perfect for cool evenings, and the main bedroom includes a peaceful sitting nook overlooking the creek. A separate den/flex space has been recently refreshed with new LED lighting, drywall, paint, and laminate flooring--ideal for a home office or studio. This home has seen many updates including newer appliances, hot water tank, vinyl windows, hardwood flooring, interior paint, and more. Ask for the full list of upgrades--this home is move-in ready! (id:6769)

Office 9'9" x 12'8"

Bedroom 9'4" x 11'2"

Den 8'0" x 7'3"

Primary Bedroom 10'7" x 9'4"

Mud room 8'2" x 5'7"

4pc Bathroom 5'0" x 8'3"

Kitchen 13'2" x 11'8"

Living room 11'9" x 11'9"

Listing Presented By:



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