



# 3408 34 Avenue Vernon British Columbia

\$515,000

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 newly added den/flex space with LED lighting, good natural light, drywall, and laminate flooring is ideal for a home office or studio. This character home has a solid foundation and includes many updates including newer appliances, hot water tank, updated windows, hardwood flooring, interior paint, spray foam insulated underside, and more. CMUN Zoning allows for potential business use! Ask for the full list of upgrades--this home is move-in (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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