



## 3409 39 Avenue Vernon British Columbia \$775,999

Welcome to this spacious 5-bedroom, 3-bathroom family home set on a 0.23-acre lot in one of the area's most sought-after, family-friendly neighborhoods. The main level features a bright, open-concept living area, Huge kitchen with ample cupboard space, a generous primary bedroom with ensuite and two additional bedrooms--ideal for growing families. A formal dining area opens to a patio perfect for entertaining or unwinding while overlooking the peaceful, large private backyard. Some of the recent upgrades include painting and flooring. The fully finished basement offers exceptional flexibility with a large family/rec room, laundry area, and a double garage with added shelving for extra storage. This central location provides easy access to schools, downtown, grocery stores, Kal Tire Place, the Grey Canal Trail, the Performing Arts Centre, and the soon-to-be-completed Aquatic Centre--offering the perfect blend of comfort, functionality, and convenience. (id:6769)

4pc Bathroom 7'5" x 6'0"

Bedroom 9'7" x 8'5"

Other 12'9" x 5'0"

Games room 16'6" x 12'10"

Laundry room 13'3" x 13'10"

Family room 13'11" x 13'11"

Bedroom 13'0" x 11'6"

Bedroom 10'9" x 10'6"

Bedroom 11'0" x 10'9"

2pc Ensuite bath 6'0" x 2'8"

4pc Bathroom 11'6" x 8'0"

Dining room 11'11" x 9'7"

Primary Bedroom 11'6" x 11'6"

Kitchen 11'6" x 12'2"

Living room 16'5" x 14'6"

Listing Presented By:



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