



## 3503 24 Avenue Vernon British Columbia

\$759,000

INVESTOR ALERT!!! Seize this opportunity in one of Vernon's hottest up-and-coming neighborhoods! This 4-bed, 2-bath home is a Prime Investment, ideally situated in an area poised for major growth as the city signals a significant revitalization. Featuring a Legal 2-bed Suite w/ separate entrance & on own utilities, offering excellent income potential or flexible multi-generational living options. Priced to SELL QUICKLY, this property is move-in ready, with all major upgrades done, including New Windows, New Forced Air heat pump system with A/C, new HWT, Freshly Painted Exterior Siding, New Vinyl Plank Flooring, Interior Paint, Roof installed in 2016. Located just steps from bus stops and within walking distance to elementary and secondary schools, this home is perfectly positioned for families, students, or healthcare workers, given its proximity to the Vernon Hospital and the Downtown shops & grocery stores. The massive backyard is a gardener's paradise, complete with beautiful garden beds, a storage shed, and ample space for outdoor activities. The expansive driveway accommodates RV parking alongside a single-car garage with separate workshop, providing convenience for every resident. With the city encouraging medium-scale multi unit redevelopment (MUM) in this fast-growing neighborhood, this property offers incredible long-term potential. Legal suites offer considerable tax deductions for homeowners. Act quickly! - opportunities like this don't last long! (id:6769)

Laundry room 11'11" x 8'9"

Storage 7'11" x 5'4"

Full bathroom 6'6" x 5'9"

Bedroom 12' x 9'11"

Bedroom 11'11" x 11'

Kitchen 13'5" x 11'10"

Living room 17'1" x 11'6"

Storage 12'2" x 10'6"

Bedroom 12'7" x 11'5"

Full bathroom 7'8" x 7'6"

Primary Bedroom 12'8" x 11'

Dining room 11' x 8'10"

Kitchen 11' x 10'7"

Living room 19'1" x 12'10"

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