



## 3900 27 Avenue 36 Vernon British Columbia

\$399,900

Welcome to this move in ready beautifully updated 2-bedroom, 2-bathroom rancher with a full unfinished basement, located in the sought-after 55+ community of Spruce Landing. Enjoy this bright, and spacious home that features a large kitchen with an open-concept living and dining area that is perfect for hosting family and friends. A few steps through the sliding doors leads directly to your private fully fenced backyard. Enjoy the covered patio and low-maintenance garden area, complete with durable epoxy flooring--ideal for year-round barbecues or relaxing outdoors. The large primary bedroom offers a generous walk-in closet and a well-appointed 4-piece ensuite. You'll also appreciate the guest bedroom and full bathroom along with the convenience of main-floor laundry. This pet-friendly community (one cat or a small dog up to 14"" at the shoulder, with approval) is within walking distance of downtown shops, medical offices, restaurants, coffee spots, and transit. Spruce Landing offers a vibrant, lock-and-leave lifestyle, with a welcoming clubhouse featuring a library, pool table, shuffleboard, and regular social events to connect with your neighbors. New floors, hot water tank and No poly-B plumbing. Whether you're enjoying full retirement or simply looking to slow down, this charming home in a friendly community offers the perfect blend of comfort, convenience, and connection. Quick possession is available (id:6769)

Unfinished Room 40'0" x 25'0"  
Other 25'6" x 9'10"  
3pc Bathroom 6'0" x 7'5"  
Bedroom 11'7" x 8'9"  
Other 5'6" x 5'4"

4pc Ensuite bath 4'10" x 8'11"  
Primary Bedroom 12'4" x 13'4"  
Dining room 11'2" x 9'0"  
Kitchen 10'10" x 9'4"  
Living room 16'5" x 12'2"

Listing Presented By:



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