



## 3809 22nd Avenue Vernon British Columbia

\$750,000

Welcome to your perfect Okanagan starter home! This beautifully updated & lovingly maintained 4 bed home with a 1 bed + den in-law suite is bright, airy, and full of natural light. Cozy, comfortable & move-in ready-- this home offers the ideal blend of function, and flexibility for growing families or multi-generational living. The main floor features 3 bedrooms, allowing the whole family to stay together while still benefiting from the flexibility of the suite below (complete with its own driveway, separate entrance and laundry). And it's not just the interior that shines -- the fully fenced backyard is a true Okanagan gem. Spend your summer days soaking up the sun & your evenings under the stars in this spacious outdoor retreat. There's room for kids to run and play, space for pets, and even a garden lover's dream with areas ready for planting, plus an amazing garden shed. It's the kind of yard that invites BBQs, birthday parties, or just quiet morning coffees in the sunshine. Ample parking for multiple vehicles or recreational toys, quiet and family-friendly neighborhood with great neighbours, minutes to two stunning lakes, including the turquoise waters of Kalamalka Beach. Close to schools, parks & everyday amenities. Whether you're a first-time buyer or simply looking for a welcoming space with room to grow, this home checks all the boxes. Warm, bright, and full of charm -- come see why this property is the one you've been waiting for. Your Okanagan lifestyle starts here. (id:6769)

Laundry room 6'10" x 3'6"

Dining nook 10'8" x 4'5"

Living room 13'6" x 10'1"

Full bathroom Measurements not available

Bedroom 9'8" x 9'6"

Bedroom 9'10" x 9'5"

Partial ensuite bathroom Measurements not available

Primary Bedroom

Dining room 11'3" x 10'2"

Living room 16'8" x 12'0"

Dining nook 9'7" x 7'5"

Kitchen 10'10" x 8'1"

Full bathroom Measurements not available

Other 10'4" x 9'9"

Bedroom 12'2" x 10'11"

Kitchen 13'3" x 8'5"

Listing Presented By:



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eXp Realty (Kelowna)

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