



3906 28th Avenue Vernon British Columbia

\$629,000

Welcome to 3906 28 Ave! This well-maintained, move-in ready home truly shows pride of ownership, with MANY recent updates / improvements in and out. Offering 3 bedrooms and 2 baths, this cozy rancher home features an updated 3-piece ensuite with a spacious walk-in closet, ensuring comfort and convenience. The family room at the opposite end lets the family enjoy a quiet space or where the kids can roam. French doors off the family room offer easy access to the backyard space. Updates include 2 new heat pumps (2023), a Rinnai hot water system (2023), new washer/dryer (2022), and a new 200 AMP electrical service (2023). The kitchen boasts newer stainless appliances, a gas range, and a butcher block countertop, while the home's energy efficiency is highlighted by R50 insulation (2023) and an ENERGUIDE rating of 75. Relax throughout the year on the custom 11'6" x 16 wooden deck built in 2021 with friends and family. If it's cool outside shift to the ambiance and warmth of the natural gas fireplace in the spacious living room area. The perimeter corrugated metal fence (2023) provides privacy for your family, including kids and pets. The roof shingles were replaced in 2021, and the home has new paint (2024) and vinyl windows throughout. For extra storage, there's a secure shed to keep tools safe. Walking distance to downtown. With the big cost upgrades, this move in ready house offers the modern comforts and a cozy atmosphere with a no fuss turn key situation! Welcome home!

(id:6769)

Other 11'6" x 16'0"

Foyer 5'3" x 5'6"

Other 3'3" x 4'8"

Dining room 6'9" x 11'6"

Living room 13'3" x 17'3"

Other 8'6" x 10'2"

Laundry room 5'7" x 9'3"

Bedroom 7'0" x 11'0"

3pc Ensuite bath 6'10" x 8'3"

4pc Bathroom 4'11" x 7'3"

Bedroom 10'3" x 11'9"

Primary Bedroom 11'6" x 13'0"

Family room 11'6" x 18'9"

Kitchen 11'8" x 12'6"

Living room 13'3" x 17'2"

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