



## 4000A 30 Avenue Vernon British Columbia

\$549,000

Five minutes! That's all it takes to be in the heart of downtown Vernon. Morning coffee, groceries, restaurants... all just a short walk from your front door. Set in a neighbourhood seeing new energy and development, this well-kept character home puts you right where people want to be next. Inside, the layout is built for everyday living and connection. The kitchen works perfectly and a small pass-through connects you to the dining and living areas, creating a natural space for family dinners & get-togethers. Two bedrooms and a full bathroom are conveniently located on the main level. Downstairs opens up even more flexibility with two additional bedrooms, a full bathroom, a rec room, and a separate in-law kitchen setup, ideal for extended family or added income potential. Outside, you'll find plenty of parking, a great little shop, and a large yard with a cozy sitting area to unwind. Whether you're stepping into the market, looking for more space, or thinking long-term investment, this one checks the boxes in a location that continues to grow in demand. (id:6769)

Storage 3'11" x 4'1"

Recreation room 13'10" x 18'11"

Laundry room 20'3" x 11'9"

Bedroom 11' x 12'7"

4pc Bathroom 7'2" x 7'10"

Primary Bedroom 11'11" x 12'7"

Kitchen 12'5" x 12'3"

Dining room 9'8" x 12'2"

Living room 12'7" x 16'2"

Bedroom 13'10" x 8'10"

Full bathroom 4'10" x 9'2"

Kitchen 10'11" x 12'9"

Listing Presented By:



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