



## 404 Hummingbird Avenue Vernon British Columbia

\$389,000

Welcome to 404 Hummingbird Ave Discover this beautifully updated & spacious rancher home located in the charming community of Parker Cove. This inviting residence features 2 bedrooms plus a den & 2 bathrooms, offering a perfect blend of comfort & style. As you enter, you'll be greeted by a bright & open living area that boasts vaulted ceilings and hardwood flooring. The kitchen is equipped with an island and stainless steel appliances, making it ideal for both everyday meals & entertaining guests. The dining area is illuminated by a charming bay window, while the large living room features a cozy gas fireplace (requiring connection to the propane tank) for those chilly evenings. The master bedroom will easily accommodate a king-sized bed & offers a walk-in closet along with an en-suite bathroom for added privacy. At the front of the home, the den/office is bathed in natural light from its two large windows, providing an inspiring workspace or reading nook. This home is thoughtfully designed for wheel chair accessibility, including wide doorways, a roll-in shower & a lift from the garage into the main living area, ensuring ease of movement throughout the property. Additional features include a generous 4-foot crawl space for ample storage, an attached double garage, & recent updates such as a new furnace & hot water on demand (2021), a roof replacement (2016), & a newly replaced back deck (2020). Experience comfortable living in a serene environment. PREPAID LEASE TO 2043 (id:6769)

Other 19'0" x 16'10"

Laundry room ' x '

Den 9'7" x 9'6"

Bedroom 11'0" x 8'10"

3pc Bathroom 8'8" x 6'10"

3pc Ensuite bath 9'7" x 8'9"

Primary Bedroom 15'7" x 13'11"

Kitchen 10'0" x 11'0"

Living room 18'0" x 13'0"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<http://www.dawntaylor.ca/>

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REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
[Shannon@MarkAndShannon.com](mailto:Shannon@MarkAndShannon.com)

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