



## 4116 Leatherback Road Vernon British Columbia

\$1,090,000

Welcome to this beautiful walk-out rancher nestled on the highly desirable Turtle Mountain, offering stunning lake and city views. Backing directly onto the Grey Canal Trail, this home provides endless opportunities for walking, biking, and enjoying the outdoors, with easy access to Rocky Ridge Park, where you can take in breathtaking panoramic views of Vernon. Designed for comfortable living and entertaining, this home features a bright open-concept layout with high ceilings and an abundance of natural light throughout. The spacious kitchen, living, and dining areas flow seamlessly, creating a warm and inviting atmosphere. Offering 4 generously sized bedrooms and 3 bathrooms, this home provides exceptional flexibility for families of all sizes. The bedrooms are spacious throughout, including a downstairs bedroom complete with its own walk-in closet and private ensuite. Ample room for your growing family or hosting friends and family. The walk-out basement offers excellent suite potential, making it ideal for multi-generational living or as a mortgage helper. Enjoy stunning views from the partially covered deck with a natural gas hookup, plus a fully fenced, irrigated yard. Conveniently located close to shopping, schools, and transit, this home offers the perfect blend of lifestyle, comfort, and convenience. (id:6769)

Recreation room 22'7" x 24'2"

Bedroom 13'2" x 9'9"

Bedroom 11' x 10'5"

Full bathroom 7'4" x 8'6"

Living room 14'9" x 13'8"

Laundry room 14'9" x 13'8"

Kitchen 12'6" x 11'2"

Dining room 9'4" x 11'2"

Bedroom 11'2" x 10'9"

Full ensuite bathroom 14'4" x 8'1"

Full bathroom 4'9" x 8'3"

Primary Bedroom 14'2" x 11'6"

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Originally Listed by:  
Royal LePage Downtown Realty

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