



430 Hummingbird Avenue Vernon British Columbia

\$479,900

Welcome to 430 Hummingbird Avenue in Parker Cove, where comfortable living meets the relaxed Okanagan lifestyle. This beautifully maintained 8-year-old rancher offers an ideal combination of one-level living, thoughtful upgrades and extra space, all set on a flat, easy-care lot. Step inside to a bright, inviting open-concept living space featuring cork flooring throughout. The well-appointed kitchen is designed for both everyday living and entertaining, with granite countertops, stainless steel appliances, abundant cabinetry, a large island and a sun tunnel that brings in natural light. The adjoining dining area features sliding doors to the back patio, creating an effortless connection to the outdoors. In the living room, a cozy propane fireplace provides the perfect spot to relax on cooler mornings or evenings. The spacious primary suite easily accommodates a king-sized bedroom suite and features his-and-hers closets and a beautiful ensuite with a double shower. The bonus room above the garage is a wonderful private retreat—ideal for a home office, reading room, TV lounge, hobby space or a quiet place to unwind. The heated double garage is a standout feature, offering plenty of room for vehicles, storage and recreational toys, plus an EV charger for added convenience. Two heat pumps provide efficient heating and cooling, complemented by an electric forced-air furnace. Crown moulding throughout, an attached storage shed and low-maintenance landscaping add to the home's appeal. The lease is registered to 2056, allowing you to enjoy the home and lifestyle for years to come. Parker Cove residents also enjoy access to approximately 2,000 feet of prime Okanagan Lake waterfront, complete with a private boat launch. Whether you're looking to downsize, escape to the Okanagan or simply enjoy a more relaxed pace of life, this inviting home offers the space, comfort and ame...

Family room 16' x 12'

Storage 8' x 4'

Other 19'2" x 18'11"

Laundry room

Bedroom 11'5" x 9'11"

4pc Bathroom 9'11" x 4'10"

Primary Bedroom 15'2" x 14'5"

Dining room 9'9" x 9'9"

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REAL ESTATE SERVICES

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Okanagan**

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3pc Ensuite bath 7'6" x 5'5"

Living room 11' x 12'

Office 9' x 9'

Kitchen 15'5" x 9'7"