



## 4309 22 Street Vernon British Columbia

\$749,900

Exceptional opportunity to own this large 7200 square foot 60 x120 lot boasting MUS zoning. In a sought after neighborhood this property presents a great investment prospect with potential for redevelopment, zoning allows for the construction of 4 units, or keep the existing structures and renovate to make a fantastic family home with a basement suite with its own entrance, bring your ideas to this property. The 3 bedroom upstairs and bathroom comes with a large kitchen area living room is very comfortable, basement is unfinished , large yard with raised garden beds mature landscaping, spacious single detached garage and large concrete driveway for additional parking. The home is located on a no thru street, close to Harwood Elementary and transit, easy walk to downtown. (id:6769)

Bedroom 13'9" x 12'9"

3pc Bathroom 7'2" x 12'9"

Recreation room 21'4" x 12'7"

Storage 10'6" x 12'9"

Laundry room 13'11" x 12'2"

Bedroom 11'11" x 12'2"

Mud room 6'8" x 7'8"

4pc Bathroom 9'7" x 7'2"

Bedroom 8'3" x 10'10"

Bedroom 9'5" x 8'7"

Primary Bedroom 11'3" x 12'2"

Dining room 12'1" x 12'11"

Kitchen 14'9" x 12'11"

Living room 17'7" x 13'7"

Listing Presented By:



Originally Listed by:  
Royal LePage Downtown Realty

<http://www.dongilowski.com/>

**stilhavn**  
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)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.