



## 4309 22 Street Vernon British Columbia

\$729,000

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. Property being Sold as is where is. (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/>

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