



# 3901 32 Avenue 524 Vernon British Columbia

\$199,900

Priced Below Assessed Value! Welcome to Unit #524 in the desirable Centre Point complex offering exceptional value & endless potential. This well-designed 2-bed, 2-bath apartment is located in a quiet neighbourhood & presents a fantastic opportunity for first-time buyers or investors. Being sold as is, this home is truly a blank canvas, bring your ideas & transform it into your ideal living space. The primary bedroom features a walk-thru closet & 3-pc ensuite. A versatile 2nd bedroom is perfect for guests, a home office, or hobby space. You'll also appreciate the bonus of a large w/i pantry or storage space. The kitchen offers ample cabinetry & flows into the dining area, while the living room is filled with natural light from overhead skylights creating an inviting space for relaxing or entertaining. Enjoy the convenience of in-suite laundry, no age restrictions, & rental-friendly policies. The monthly strata fee of \$567.56 adds tremendous value, covering heat, hot water, garbage, sewer, grounds maintenance, & management. Residents & guests also have access to a guest suite. Building amenities include secure entry, elevator access, bike storage, & a common sauna. This unit comes with 1 covered parking stall. Centrally located in Vernon, you're just a short easy walk to all amenities, Natures Fare, FreshCo, Drug Store/Post Office, coffee shops, & a short drive to Silver Star Ski Resort. Don't miss this incredible opportunity to own in a well-maintained complex at an unbeatable price!

(id:6769)

Storage 5'0" x 4'2"

Foyer 7'1" x 3'9"

Laundry room 5'0" x 2'8"

Bedroom 11'6" x 10'4"

4pc Bathroom 7'10" x 7'2"

3pc Ensuite bath 7'10" x 6'10"

Primary Bedroom 16'11" x 11'6"

Kitchen 10'3" x 9'4"

Living room 19'4" x 11'11"

Dining room 7'10" x 4'8"

Listing Presented By:



Originally Listed by:  
Real Broker B.C. Ltd

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

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
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.