



# 2710 Allenby Way 71 Vernon British Columbia

\$619,900

FORMER SHOWHOME is being offered to you! Owners have lovingly cared for this spacious duplex style, level entry rancher with a full basement in the 55+ community of Gracelands. The main living area, complete with decorative crown moulding, invites you to sit down & relax in front of the cozy gas fireplace & the dining area provides plenty of space for an evening with guests. Enjoy a cup of coffee & a view to the lovely backyard/garden in the morning sun from the east facing kitchen eating area. The kitchen itself provides plenty of cupboard & counter space with a separate cook top & wall oven...no more bending over to get dinner out of the oven! Access the private backyard from the kitchen for easy barbecuing. The master bedroom is large enough for a king bed & then some, with an adjacent full ensuite and walk-in closet. The second bedroom on the main floor makes a great den/office & you will take pride in the nicely updated main bath. Laundry is conveniently located on the main floor. Fully finished basement is a bonus! Currently being used as a guest bedroom/recreation area, it is a wide open space that can be kept as is or reworked to suit your own needs. There is an additional full bath & huge storage room with shelving. Hot water on demand, recently removed poly-b plumbing. X-lrg dbl car garage with plenty of storage shelves. Strata has RV parking available plus clubhouse for social functions & rental. Transit to downtown just minutes away & shopping just an 8 min walk. (id:6769)

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|------------------------------------|--------------------------------|
| Other 13'4" x 8'9"                 | Laundry room 7'4" x 6'4"       |
| Bedroom 16'9" x 16'9"              | Dining room 12'3" x 11'9"      |
| Storage 22'9" x 8'8"               | Bedroom 12'11" x 9'8"          |
| Full bathroom 9'4" x 5'3"          | Living room 12'3" x 14'9"      |
| Recreation room 18' x 16'8"        | Kitchen 12'3" x 15'5"          |
| Full ensuite bathroom 9'10" x 5'0" | Primary Bedroom 11'10" x 18'4" |

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