



7421 Tronson Road Vernon British Columbia

\$800,000

Welcome to this four-bedroom family home offering the perfect blend of comfort, space, and lifestyle. Situated on a large lot in a highly desirable location of Bella Vista, this property boasts panoramic Okanagan Lake views that can be enjoyed from multiple rooms in the home and from the expansive deck - ideal for entertaining or simply relaxing and taking in the view. Inside, the home is well-designed with generous living spaces and a mortgage-helper suite that adds versatility and makes ownership more affordable. The main level features a spacious living room, three bedrooms, 1.5 bathrooms, kitchen with washer & dryer) and dining room. The basement boasts a ONE BEDROOM SUITE, large kitchen/dining room, living room with a gas fireplace, bathroom and storage room/walk-in closet. Behind the garage is a large storage room, 26'1 x 11'9, allowing plenty of storage for both levels of the home. Whether you're looking for a place to raise a family or a smart investment opportunity, this home delivers. Located just minutes from Kin Beach, The Rise golf course, Gray Canal Trail, boat ramp, shopping, and schools, you'll love the convenience and outdoor lifestyle this community offers. PRICED BELOW ASSESSED VALUE, this is a rare opportunity to own a spacious, view-filled home in one of the area's best locations. Approximate Monthly Average Utility Costs: Fortis Gas \$176.31, BC Hydro \$163.46, Water \$118.50. Don't miss out--schedule your viewing today! OPEN HOUSE SAT, SEPT 20, 1:30-3pm (id:6769)

Other 22'6" x 20'2"

Storage 26'1" x 11'8"

Other 6'8" x 5'9"

Laundry room 12'3" x 8'5"

2pc Ensuite bath 5' x 4'5"

4pc Bathroom 9'11" x 9'1"

Bedroom 10'6" x 9'11"

Bedroom 11'6" x 11'6"

Primary Bedroom 13'9" x 13'6"

Kitchen 15'4" x 19'7"

Dining room 10'8" x 10'3"

Living room 16'9" x 13'10"

Bedroom 13'9" x 12'3"

Kitchen 24'8" x 13'6"

Living room 15'5" x 18'6"

Full bathroom 12'8" x 7'6"

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

<http://www.ponderosarealestate.ca/>

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.