



## 1209 36 Avenue Vernon British Columbia

\$665,000

Welcome to your new home nestled in this highly sought-after East Hill neighborhood! The charming 3-bedroom, 2-bathroom family home has had many recent updates, including a fresh coat of paint throughout and plush new carpeting, ensuring a modern, clean and inviting atmosphere for you and your loved ones. The 3 bedroom 2 bathroom, split level design provides the space and separation that a family needs, yet the large family room is the perfect place to bring everyone together. Prepare family meals together in the large island kitchen where, the abundant windows bring sunlight light into the home, engulfing the fresh decor, providing a bright and cheery feel. Step outside to the massive deck and into the private, fenced yard, which offers safety and privacy for your family and pets. Additionally, parking off the back lane, would accomadate an RV or provide ample space for two vehicles. Convenience is key with this property, as it's strategically located within close proximity to both Elementary and High schools, close to recreation like golf, parks and hiking trails. Make daily errands a breeze with town center only a two minute drive or 10 minute walk. Don't miss this opportunity to make this delightful East Hill residence your family's forever home. (id:6769)

4pc Bathroom 7'5" x 11'

Bedroom 9'6" x 10'8"

Bedroom 9'8" x 10'7"

Primary Bedroom 11'7" x 11'1"

3pc Bathroom 7'5" x 10'11"

Utility room 4'7" x 7'0"

Laundry room 9'7" x 11'0"

Family room 22'1" x 12'2"

Dining room 13'10" x 11'4"

Living room 22'9" x 12'2"

Kitchen 11'10" x 11'5"

Listing Presented By:



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