



# 2806 35 Street 101 Vernon British Columbia

\$299,900

Welcome to this bright and comfortable ground-floor corner unit in the desirable SwanBrook strata complex. This well-maintained home features 2 bedrooms and 2 bathrooms, along with a wheelchair-accessible ramp for added convenience. The spacious primary bedroom offers a generous closet and a private ensuite. The open living area is warm and inviting, highlighted by a cozy gas fireplace and the convenience of in-suite laundry. The home also includes its own furnace and central air conditioning, ensuring year-round comfort. Step outside to a covered sunroom overlooking a year-round creek, creating a peaceful place to relax. Additional features include a dedicated carport and a secure locked storage room. Located in a well-maintained 55+ community, this home is within easy walking distance of grocery stores, shopping, coffee shops, restaurants, and medical services. An excellent opportunity for downsizing, low-maintenance living, or a smart investment property. (id:6769)

Foyer 7'4" x 5'5"

Dining room 10'4" x 11'6"

Sunroom 14'3" x 6'10"

Storage 6'10" x 8'4"

Full ensuite bathroom Measurements not available Living room 13'9" x 18'

Full bathroom Measurements not available

Bedroom 12'8" x 9'5"

Primary Bedroom 14'8" x 11'8"

Kitchen 9'9" x 9'5"

Listing Presented By:



Originally Listed by:  
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<http://www.3percentrealty.net/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:  
sbuck56@gmail.com

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