



# 1601 37th Street Vernon British Columbia

\$674,900

Welcome to this cozy and versatile home, located on a quiet no-through road in a family-friendly neighbourhood, just steps from Mission Hill Elementary School and Mission Hill park. This property is perfectly suited for families, multi-generational living, investors, or those seeking a mortgage helper. The bright and functional main floor features three bedrooms, a bathroom, kitchen, and living room with a gas fireplace, and a large window with a view toward The Rise and the rolling orchards and vineyards of Bella Vista. Downstairs, a fully self-contained one-bedroom, one-bathroom suite offers its own private entrance, separate driveway, and dedicated laundry--ideal for extended family, guests, or potential rental income. In 2016-17, the seller updated the suite, added a 200-amp panel, and completed extensive electrical, plumbing, window, and a gas fireplace upgrade. The AC and HWT were replaced in 2024. Car enthusiasts, hobbyists, or those needing extra parking will appreciate the extended 42-foot drive-through carport, providing access from the front or rear alley, a very practical feature. Step outside to the private fenced backyard with ample space for kids, pets, gardening, or even a trampoline, this outdoor area is ready to suit your lifestyle. With its unbeatable location, income potential, and unique features, this property offers a fantastic opportunity to enjoy the best that Vernon has to offer. Call to arrange your private showing! (id:6769)

Laundry room 11'0" x 13'1"

Dining room 9'4" x 11'2"

Kitchen 9'1" x 11'10"

Living room 17'6" x 12'2"

4pc Bathroom 4'10" x 7'6"

Bedroom 14'3" x 7'7"

4pc Bathroom 4'11" x 10'7"

Bedroom 9'9" x 10'7"

Bedroom 9'11" x 10'7"

Primary Bedroom 11'2" x 10'7"

Dining room 10'7" x 11'3"

Kitchen 9'9" x 10'7"

Living room 18'4" x 14'4"

Listing Presented By:



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Royal

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