



1603B 45TH Street Vernon British Columbia

\$529,900

ROOM TO LIVE. INCOME TO HELP. Bursting with space and possibility, this bright 4-bedroom, 2-bathroom South Vernon half duplex sits on a large, oversized 0.14-acre lot and offers real flexibility for growing families or savvy buyers alike. The main living area feels warm and welcoming, with two bedrooms, a full bathroom, and an open kitchen, dining and living space that spills into a sunny sunroom. The suite below adds even more value, with an additional bedroom, shared laundry, and a one-bedroom, one-bathroom suite featuring its own living room and kitchen. Outside, the large private backyard is made for enjoying every Okanagan season, with lots of garden space, a fire pit, and powered outbuildings -- including 240-volt power to the shed closest to the home -- ready for hobbies or projects. A carport, garage potential, and generous parking round out this practical package, all just minutes from schools, groceries, gas, transit, town and the lake. This is a home built for comfortable living today, with plenty of room to grow into tomorrow. (id:6769)

Laundry room 9'1" x 9'5"
3pc Bathroom 7'3" x 4'10"
Bedroom 12'7" x 10'9"
Bedroom 13'3" x 9'6"
Other 18'0" x 10'9"
Sunroom 11'9" x 19'8"

4pc Bathroom 7'7" x 6'4"
Bedroom 12'5" x 9'9"
Primary Bedroom 13'3" x 11'3"
Kitchen 9'8" x 10'0"
Dining room 8'10" x 10'0"
Living room 19'1" x 11'4"

Listing Presented By:



Originally Listed by:
RE/MAX Vernon Salt Fowler

<http://www.saltfowler.com/>



Royal

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