



# 1705 45 Street Vernon British Columbia

\$669,000

Best value in town Charming well maintained older home with 6 bedrooms! Great value! So many ways to get the highest and best use out of this home! This is truly the home with the pot of gold at the end of the rainbow! 2 bedroom mortgage helper in the basement with separate entrance. Two separate fenced yards (east / west exposure) with 2 pear trees in the front yard. Enter into the main home via a super large and practical mud room and then into the warm and bright large kitchen and dining room. Notice the elegant high ceilings and large updated windows. Relax in the spacious living room and enjoy the 2 large bedrooms and bathroom all on the main floor. 2 more bedrooms and a bathroom are upstairs. A separate single garage currently used for storage and parking for 2 vehicles with plenty of street parking available. Fulton High School and Ellison Elementary just minutes away. Well cared for home. New roof in 2022. AC and Furnace 2014. HWT 2022. Some new fencing. New washing machine and dishwasher. MUS zoning for long range options! (id:6769)

3pc Bathroom 7'2" x 11'2"  
 Bedroom 10'11" x 11'11"  
 Bedroom 11'11" x 11'11"  
 Utility room 10'0" x 10'4"  
 Utility room 10'1" x 10'4"  
 4pc Bathroom 7'11" x 6'8"  
 Recreation room 21'4" x 13'11"  
 Bedroom 11'11" x 10'8"  
 Bedroom 13'8" x 10'5"

3pc Bathroom 7'10" x 9'1"  
 Laundry room 19'8" x 8'5"  
 Bedroom 11'2" x 11'4"  
 Primary Bedroom 12'5" x 12'10"  
 Dining room 15'5" x 10'11"  
 Living room 17'9" x 13'4"  
 Kitchen 10'3" x 11'4"  
 Kitchen 11'1" x 6'8"

Listing Presented By:



Originally Listed by:  
 Coldwell Banker Executives Realty

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Royal

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