



1709 43 Street Vernon British Columbia

\$589,000

Welcome to this cozy 1/2 duplex at 1709 in South Vernon. This home is 4 bed / 2 bath, home has many updates making this place a turn key ready option. SO...whether your a family needing 4 beds, 2 baths, 2 kitchens and 2 laundries OR maybe your someone needing a \$2000 month basement rental mortgage helper OR you are the total investor looking for a complete rental unit with an excellent CAP rate, this place covers the bases. This place provides every buyer with a great opportunity. The seller installed laundry on the main level in 2026. Also, xeriscape in the front, updated the stucco front with rock along the base and a new dividing fence at the front. The back yard is fenced an enclosed for pets, kids and privacy. 5 Minutes to amenities, lakes, trails and shopping. School is biking distance to elementary and secondary. Roof was done in 2017. Renter leaving Aug 1. was paying \$2k+utl. If you can generate \$48,000 gross/year renting up and down, that's a good ROI. Welcome home or to an investment opportunity. (id:6769)

Laundry room 4'7" x 6'2"

Foyer 6'6" x 6'7"

Kitchen 9'10" x 14'7"

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

Laundry room 8'2" x 6'7"

Primary Bedroom 11'2" x 10'8"

Bedroom 10'8" x 10'6"

Living room 11'11" x 18'9"

Kitchen 9'0" x 9'4"

Living room 11'10" x 17'3"

Full bathroom 6'2" x 9'0"

Bedroom 10'7" x 10'7"

Primary Bedroom 10'6" x 10'8"

Listing Presented By:



Originally Listed by:
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Royal

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