



## 1713 42A Street Vernon British Columbia

\$634,900

Step into a world where modern simplicity meets sustainable living in this beautiful 3 bed, 2 bath home in Vernon, BC. Located on a quiet street, this property offers a balance of seclusion and accessibility, perfect for those seeking a peaceful retreat on the south edge of the city. The fully-fenced flat yard offers RV parking, shade trees and a place to garden, play or mingle with friends. Inside, you'll find a lovely vaulted open main-floor interior, attractive flooring and granite counters throughout. The top floor offers a primary bed and ensuite retreat with clever extra storage. The commitment to eco-friendly living is evident here. The Energuide rated home was substantially renovated in 2017 with energy efficiency in mind: featuring triple-pane windows, metal roof, excellent insulation from roof to crawl-space, HRV, a Horizon high-efficiency radiant gas fireplace and a heat pump with ductless mini-splits to heat, cool and dehumidify. You'll enjoy a comfortable indoor climate year-round and low monthly energy costs. Coupled with an attractive asking price, this property is an amazing opportunity to get into a home with monthly savings potential. And you'll be nestled in the middle of the things that make the Okanagan so desirable: Your choice - under a 10 minute drive to two lakes, downtown amenities, or the Golf and Country Club. Public transit, parks, trails and schools nearby. HWT 2024. Schedule a viewing today and let this enchanting Vernon home capture your heart! (id:6769)

4pc Ensuite bath 6'11" x 7'7"

Primary Bedroom 14'6" x 15'8"

Foyer 7'9" x 8'

Laundry room 8'2" x 5'9"

4pc Bathroom 7'10" x 6'1"

Bedroom 9'3" x 12'7"

Bedroom 11'6" x 9'

Living room 11'8" x 11'7"

Kitchen 11'7" x 16'4"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<https://akloewen.ca/>



Royal

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