



## 1806 23 Avenue Vernon British Columbia

\$829,900

Welcome to this spacious and well laid out East Hill home, perfectly suited for a growing or large family. All five bedrooms are conveniently located on the upper level, creating an ideal layout for family living. The main floor features a welcoming foyer with a private den, leading into a bright and spacious kitchen complete with a large island, oversized 36" gas range, and granite countertops. Just off the kitchen, the sunken formal dining room showcases French doors that open onto the private 0.21-acre property. Beautiful mature perennial gardens provide vibrant colour and curb appeal throughout the seasons, enhancing both the front and back yards. Downstairs, the generous recreation room offers flexible space for a home gym, media room, or playroom. Ideally located within walking distance of two schools and a community park, this home also offers convenient access to shopping and everyday amenities. Ample parking provides plenty of room for RV and boat storage, making it perfect for active families and outdoor enthusiasts alike. Recent upgrades include a new hot water tank, new roof (including sheeting) and freshly paved driveway. (id:6769)

Primary Bedroom 20'1" x 11'

Bedroom 8'9" x 10'6"

Bedroom 9'1" x 13'5"

Bedroom 13'1" x 9'10"

Bedroom 12' x 9'10"

3pc Ensuite bath 4'11" x 8'4"

3pc Bathroom 8'10" x 4'11"

Utility room 12'1" x 12'9"

Recreation room 23'3" x 36'4"

Living room 24'6" x 13'

Laundry room 5'6" x 8'3"

Kitchen 15'3" x 16'2"

Dining room 10'10" x 19'8"

Den 11'9" x 11'10"

2pc Bathroom 5'1" x 4'7"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

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



Royal

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