



## 1809 46 Avenue Vernon British Columbia

\$524,000

This charming 3 bed, 2 bath home is centrally located on a 0.12-acre lot in an up-and-coming Harwood neighbourhood. Featuring a functional layout with 1,446 sq ft of finished space, this home offers room to build equity in a great location. Upstairs hosts 2 bedrooms, a bright living room, and a spacious kitchen. The walk-out basement includes a 1-bedroom in law suite—perfect for extended family or a mortgage helper. Shared laundry and storage space can be used by upstairs or down. New air conditioner (2021), HWT (2021) private yard, shed, and large covered deck for outdoor enjoyment. Plenty of parking, RV parking, close to schools, shopping, and transit. Great potential for investors or first-time buyers wanting to create their dream space. (id:6769)

Full bathroom 7'9" x 5'10"

Bedroom 12'2" x 14'0"

Recreation room 10'9" x 12'5"

Kitchen 11'7" x 8'9"

Full bathroom 8'3" x 7'3"

Bedroom 11'5" x 8'11"

Primary Bedroom 11'6" x 11'4"

Kitchen 14'5" x 12'0"

Living room 14'5" x 15'11"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

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



**Royal**

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.