



# 1812 46 Avenue Vernon British Columbia

\$699,000

Welcome to this charming and well maintained two storey home situated on a spacious 7,600 sq. ft. lot in this highly desirable Harwood neighbourhood. Offering 3 bedrooms and 2 bathrooms, this home features a functional and practical layout designed for comfortable everyday living. The main living area is located on the upper floor and includes a bright, spacious living room, adjoining dining area, and a functional galley kitchen that flows seamlessly together. Two bedrooms are located upstairs, creating a comfortable and convenient family layout. Step directly from the dining area onto the large sun deck, the perfect space for summer BBQs, outdoor dining, and entertaining family and friends. Outside, you'll find a large private fenced yard with a park like setting, offering plenty of room for children, pets, and gardening. Numerous updates throughout the home provide exceptional value and peace of mind, including a new roof and eavestroughs in 2025, removal of all Poly B plumbing, a hot water tank replaced in 2022, a newer high efficiency furnace, and central air conditioning that is only 3 years old. Ideally located within walking distance to Harwood Elementary School, public transit, shopping, parks, and walking trails, this property offers the perfect combination of convenience and lifestyle. Whether you're a first time buyer, growing family, or investor, this home presents an excellent opportunity in a fantastic location with comfort, functionality, and future potential. (id:6769)

Utility room 10'3" x 4'3"

Foyer 10'3" x 8'3"

3pc Bathroom 6'11" x 4'11"

Laundry room ' x '

Recreation room 20'3" x 11'4"

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

Bedroom 11'9" x 9'9"

Primary Bedroom 13'4" x 10'9"

Living room 17'3" x 14'8"

Dining room 8'3" x 7'

Kitchen 14'3" x 8'3"

Listing Presented By:



Originally Listed by:

Coldwell Banker Executives Realty

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



Royal

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