



# 1814 43 Avenue Vernon British Columbia

\$649,900

Discover a unique blend of character and comfort in this inviting family home with 3-5 bedrooms and endless possibilities. The spacious, sunlit kitchen is perfect for family gatherings, featuring a breakfast bar, cozy nook, and built-in desk for homework or household organization. Gleaming laminate floors reflect abundant natural light throughout the main floor. Relax in the charming living area or enjoy your morning coffee in the sunroom. A vine-covered pergola offers a shaded patio—ideal for outdoor dining and entertaining. YouTube Video Link: [https://youtu.be/et\\_0B7S0YNk](https://youtu.be/et_0B7S0YNk) The basement boasts large rooms with natural wood ceilings, a feature-wall family room, bright windows for a potential fifth bedroom, and abundant storage including under-stair space. With its layout, there's excellent suite potential. DIYers will love the 15' x 15' shop with workbenches, great lighting, and room to create. A single-car garage and parking for three more vehicles offer convenience. Set on a beautifully landscaped double lot, the property features mature shade trees, perennial gardens, a vegetable patch, and a meandering natural spring. The fully fenced backyard backs onto peaceful Girard Park—your private sanctuary for relaxation or play. Close to schools, shopping, and transit, this home offers privacy, practicality, and timeless charm. Don't miss your chance to make this special property your family's next chapter. (id:6769)

2pc Bathroom 3'5" x 10'1"

Primary Bedroom 21'1" x 12'1"

Bedroom 12' x 10'5"

Bedroom 13'10" x 10'2"

Den 14' x 10'

Family room 9'7" x 18'8"

Laundry room 11'11" x 10'8"

Bedroom 8'10" x 11'6"

4pc Bathroom 8'2" x 7'8"

Living room 15' x 20'11"

Dining room 10'9" x 12'1"

Kitchen 10'4" x 13'

Listing Presented By:



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Coldwell Banker Executives Realty

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