



## 1809 40 Avenue 19 Vernon British Columbia

\$369,000

Welcome to this move-in-ready 3-bedroom townhome in Vernon's convenient Harwood neighbourhood! Freshly painted throughout and featuring a brand-new kitchen with new appliances, this home is ready for immediate possession. The main level offers a spacious living and dining area, new kitchen, convenient 2-piece bath and laundry. Upstairs are 3 bedrooms, including a primary bedroom with direct access to the full bathroom, plus a large walk-in closet/office offering valuable bonus space. Enjoy private, fully fenced front and back yards, perfect for kids, pets or relaxing outdoors. Additional features include updated windows, a full crawl space for extra storage and parking conveniently located close to the unit, with additional rental parking often available. The complex features a huge green-space courtyard, with Girouard Park just steps away. Located in a quiet, family-friendly setting close to shopping, restaurants, grocery stores and Village Green Shopping Centre, with Kal Beach approximately 15 minutes away. An excellent opportunity for first-time buyers, families, downsizers or investors. Pet-friendly strata allows up to 2 dogs or 2 indoor cats (maximum 16" at the shoulder at maturity), or 1 dog and 1 cat. (id:6769)

Bedroom 7'7" x 11'2"

Bedroom 8'11" x 8'10"

4pc Bathroom Measurements not available

Primary Bedroom 11'4" x 10'9"

Storage 7' x 7'4"

Dining room 7'6" x 10'10"

2pc Bathroom Measurements not available

Living room 19'3" x 10'9"

Kitchen 8'5" x 10'5"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<https://connorhutchinson.remaxvernon.com/>



Royal

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