



## 3806 35 Avenue 202 Vernon British Columbia

\$369,000

Welcome to Turtle Mountain Estates! Located in one of Vernon's most respected and well-managed communities, this bright 2-bedroom, 2-bathroom corner home offers comfort, security, and excellent value – priced below assessed value and vacant for immediate possession. Recently fully painted, the unit feels fresh and inviting, making it truly move-in ready. The thoughtful layout includes generous cupboard space, in-suite laundry, and a cozy fireplace. A bright sunroom offers open city views and a peaceful spot to enjoy your morning coffee or unwind at the end of the day. Residents appreciate the proactive strata council, the newly updated elevator, secure underground parking, and access to a welcoming recreation room. Set on a quiet street yet just minutes from downtown Vernon's shopping, dining, and essential services, this home offers everyday convenience without sacrificing peace and privacy. An ideal opportunity for those looking to downsize comfortably or enjoy a low-maintenance lifestyle in a well-cared-for building. (id:6769)

Storage 7'6" x 5'

Sunroom 14'9" x 7'7"

Full bathroom 7'6" x 5'8"

Bedroom 13'8" x 10'

Full ensuite bathroom 8'8" x 5'1"

Living room 21'9" x 14'3"

Primary Bedroom 15'8" x 13'8"

Dining room 11'2" x 8'11"

Kitchen 10'10" x 9'1"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty



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.