



## 4004 34 Street 204 Vernon British Columbia

\$199,900

Charming 2-bed, 1-bath townhome in central Vernon -- an outstanding opportunity for first-time buyers or investors. This well-kept, move-in-ready unit features a newly installed ductless heat pump providing both A/C and heat, plus brand-new high-end triple-pane argon gas windows and a sliding glass door (approx. \$5,700 value) to be installed in the living room at the end of July at the owner's expense. Enjoy easy, level access with two parking stalls directly in front of the home -- perfect for quick grocery runs and everyday convenience. Professionally managed with low strata fees of \$369.54/month, this property combines comfort, efficiency, and smart ownership. (id:6769)

Bedroom 10'5" x 10'0"

4pc Bathroom 7'0" x 5'0"

Primary Bedroom 10'6" x 10'8"

Dining nook 6'8" x 6'8"

Kitchen 8'9" x 6'6"

Living room 12'3" x 10'6"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<https://nathansulz.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.