



## 3409 28 Avenue 208 Vernon British Columbia

\$334,900

Welcome to The Hub! This 1-bed + den, 2-bath, ALL AGES, centrally-located complex built in 2019 is an excellent investment. This 614sf unit is a great option for those wanting to get into the Real Estate Market at a reasonable price. If you're looking to invest, this VACANT unit will allow you to choose your own tenants and choose your rent price. Recently tested the market for \$2,100/month, and received 50 responses in 24 hours. Upon entering this unit you will immediately notice that it is flooded with natural light. The layout is very smart, with obvious spots for your kitchen table and living room space. Main bathroom is a 3-piece with step-in shower. Equipped with a wall A/C and an outdoor crank roller-shade on the deck, this west-facing unit can stay cool even in the hot weather. The bedroom features a 4-piece ensuite bathroom with tub & shower. Beautiful stone countertops throughout the kitchen and bathrooms. Kitchen features glossy cabinetry, electric stove with microwave/range-hood combo, and a double-door refrigerator with ice & water dispenser! Propane / natural gas / electric BBQ is allowed on your deck. Storage locker is right across the hallway, 1 secure parking space included, and bike room access/use is also included. 2 dogs (under 40lbs) allowed OR 2 cats OR 1 dog and 1 cat permitted. Monthly strata fees: \$301.10. Groceries, pharmacy, restaurants - all just a short walk away! Book your showing today! (id:6769)

3pc Bathroom 7'8" x 5'0"

Den 9'7" x 9'3"

4pc Ensuite bath 9'7" x 4'11"

Primary Bedroom 9'7" x 13'1"

Kitchen 11'9" x 16'1"

Living room 11'9" x 7'11"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

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