



## 2104 25 Avenue Vernon British Columbia

\$744,900

Welcome to this charming 4-bedroom family home in Vernon's highly desirable East Hill neighborhood. Set on a generous 0.30-acre flat lot, this property offers space, comfort, and endless potential for today's lifestyle. The heart of the home features a bright kitchen with modern cabinetry, opening onto a covered deck that overlooks the extra-large fenced backyard, with vehicle access, perfect for summer barbecues, kids, and pets. The home's thoughtful layout includes a welcoming living area, with three of the four bedrooms located on the main floor, plus a large storage that could easily be finished as an extra room. The lower level offers exciting possibilities: with its layout and access, it's ideal for converting into a separate suite—whether for extended family or as a mortgage helper. Recent updates, including a newer roof & hot water tank add peace of mind. Located in family-friendly East Hill, this home is just steps from schools, parks, and local amenities, while downtown Vernon is only minutes away. You'll also find generous parking space with a spot for an RV. With its mix of character, functionality, and future potential, this property is an excellent opportunity for families, investors, or anyone looking to enjoy one of the Okanagan's most sought-after neighborhoods. (id:6769)

Utility room 9'2" x 26'

Recreation room 12'11" x 23'1"

Bedroom 12'11" x 13'2"

3pc Bathroom 9'1" x 7'7"

Living room 13'3" x 23'7"

Kitchen 9'8" x 16'8"

Dining room 10'2" x 9'3"

Bedroom 11'4" x 9'5"

Bedroom 12'3" x 11'3"

Primary Bedroom 12'3" x 11'2"

4pc Bathroom 9'8" x 7'7"

Listing Presented By:



Originally Listed by:

Royal LePage Kelowna



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.