



## 2108 33 Street Vernon British Columbia

\$549,999

Heritage home charm with room to grow. First built in 1910 with thoughtful 1940s additions, this character home balances vintage details with a relaxed, timeless feel. Set behind mature greenery, the property lives like a secret garden. Private, fully fenced, and ideal for veggies, pets, or quiet mornings on the patio. Lane access with rear parking adds everyday ease, and you're moments to shopping, recreation, transit, the hospital, and schools. Inside, the layout is inviting and full of possibility. An unfinished basement offers untapped potential think future rec room, workshop, storage, or added living space (bring your ideas). Investors and builders, take note: spanning two titles and zoned RM1, the site presents compelling redevelopment options maybe a duplex or fourplex, or refresh the existing residence and build equity over time. If you're seeking character, privacy, and a canvas for your vision in a convenient location, this is a rare opportunity to create something truly special. Welcome home. (id:6769)

Great room 16'2" x 28'11"

Storage 15'3" x 7'0"

Bedroom 11'10" x 10'9"

Full bathroom 7'1" x 4'10"

Dining room 12'10" x 11'9"

Laundry room 5'5" x 5'1"

Full bathroom 5'4" x 11'9"

Bedroom 11'9" x 8'0"

Living room 17'6" x 11'8"

Kitchen 11'11" x 11'8"

Primary Bedroom 11'9" x 11'3"

Listing Presented By:



Originally Listed by:

Oakwyn Realty Okanagan

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Royal

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