



# 270 Grouse Avenue Vernon British Columbia

\$395,000

Welcome to 270 Grouse Avenue in Parker Cove! Set on a beautifully maintained corner lot, this immaculate home offers comfort, space, and exceptional value in a welcoming lakeside community. Step inside to a bright and spacious main floor, where the living room flows seamlessly into a well-appointed kitchen featuring stainless steel appliances, a central island for casual dining, and plenty of storage. The generous primary bedroom includes a walk-in closet and a full ensuite, creating a perfect private retreat. Also on the main level, you'll find a cozy den, convenient laundry area, and a stylish 2-piece powder room. Downstairs, the fully finished lower level boasts a large family room--ideal for relaxing or entertaining--along with two additional bedrooms and a full bathroom, offering plenty of space for family or guests. This home is loaded with extras, including underground irrigation, a heat pump for year-round comfort, an attached garage, and a covered side patio perfect for outdoor dining or morning coffee. There's even a built-in vacuum system with a handy kitchen crumb catcher. Offered with a current annual lease amount of \$3,533.59 with the lease being registered until 2043, this property is an excellent opportunity for budget-conscious buyers. Residents of Parker Cove enjoy access to over 2,000 feet of pristine Okanagan Lake shoreline, complete with a beachfront playground for family fun. A fantastic combination of space, features, and location--this well-maintained home is ready to welcome its next owners. (id:6769)

- Family room 19'6" x 11'0"
- Bedroom 10'0" x 10'0"
- Bedroom 10'0" x 10'0"
- 4pc Bathroom Measurements not available
- Laundry room 6'6" x 10'0"
- 4pc Ensuite bath Measurements not available
- Den 10'0" x 8'0"
- Primary Bedroom 14'0" x 13'0"
- Living room 12'0" x 18'0"
- Kitchen 11'6" x 11'6"

2pc Bathroom Measurements not available

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