



## 2706 38 Street Vernon British Columbia

\$724,900

This renovated full duplex in Vernon offers exceptional flexibility and turnkey investment potential. Each self-contained unit features 2 bedrooms and 1 bathroom, along with its own separate furnace and air conditioning system. Both sides enjoy private, fully fenced backyards, individual storage sheds, and alley-access parking for two vehicles per unit. The interiors are bright and functional, suited for both owners and tenants. With a history of consistent tenancy, the property offers reliable rental appeal. Ideal for investors or homeowners seeking a mortgage helper, the property allows for living in one unit while renting the other, or generating income from both. Situated on a flat lot and within walking distance to downtown amenities, this is a strong opportunity in a central location. (id:6769)

Utility room 9'8" x 5'10"

3pc Bathroom 5'5" x 7'10"

Bedroom 12'3" x 9'7"

Primary Bedroom 12'2" x 9'9"

Dining room 10'4" x 11'4"

Living room 11'2" x 11'4"

Kitchen 8'9" x 11'6"

Utility room 9'10" x 5'11"

3pc Bathroom 5'5" x 7'10"

Bedroom 12'2" x 9'6"

Primary Bedroom 12'2" x 9'10"

Great room 21'6" x 11'4"

Kitchen 8'9" x 11'7"

Listing Presented By:



Originally Listed by:

RE/MAX Vernon Salt Fowler

<http://www.saltfowler.com/>



Royal

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