



## 2800 39 Street Vernon British Columbia

\$550,000

**Downtown Gem: Family Home or Development Opportunity** Discover a rare find near downtown - this charming 1955 home has been lovingly maintained by just two owners throughout its history. 1289 sq.ft of finished living space, the five-bedroom layout offers room for everyone. Set on a valuable corner lot with convenient alley access, this versatile property presents exciting possibilities. Families will appreciate the spacious yard, friendly neighbours, and easy walking distance to downtown amenities and bus stops. Investors will recognize the exceptional opportunity for higher-density development (4-6 plex potential) or subdivision on this flat, strategically positioned parcel. Perfect for first-time homebuyers seeking space to grow or investors looking to capitalize on an up-and-coming location. Properties combining family comfort with development potential on flat land within walking distance to downtown are a rare find. (id:6769)

Unfinished Room 24'0" x 25'8"

Storage 6'1" x 4'7"

Bedroom 11'2" x 8'8"

Bedroom 14'5" x 9'2"

Bedroom 17'9" x 11'3"

Full bathroom 8'1" x 6'11"

Bedroom 11'2" x 10'11"

Primary Bedroom 12'2" x 10'4"

Dining room 9'2" x 9'10"

Living room 17'8" x 11'0"

Kitchen 12'11" x 10'11"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

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