



## 3405 18 Street Vernon British Columbia

\$499,999

**INVESTMENT POTENTIAL!** An exciting opportunity in the heart of East Hill! Set on a large corner lot with lane access, this property is loaded with potential for builders, investors, or homeowners looking to expand. Zoned for small-scale multi-unit residential up to 3 storeys, the land offers outstanding development possibilities in one of Vernon's most desirable neighbourhoods. Currently featuring a well-kept 3-bedroom rancher, this home has been lovingly cared for by only two owners since 1948. While full of charm, the true value here lies in the oversized lot and its future use—especially as it's being offered below its assessed value. Or if you're looking for single-level living, this one ticks the boxes. The layout features a cozy living room at the front of the home with a large picture window to take in the mountain views, and a cozy kitchen/dining area at the back of the home leads to the backyard oasis. The furnace has been serviced annually, & a bonus upper loft provides extra storage. The property also includes a private fenced backyard, mature trees, and a carport with storage. This location can't be beat: steps from Lakeview Park and pool, close to schools, recreation, and just minutes to downtown Vernon. Whether you're looking to redevelop, hold as an investment, or enjoy as-is, this East Hill gem is a rare find that won't last long. Learn more about this fantastic Vernon property on our website. Ready to take a closer look? Schedule your private showing today! (id:6769)

Kitchen 10'6" x 14'7"

4pc Bathroom 7'4" x 6'4"

Primary Bedroom 10'8" x 12'5"

Bedroom 10'8" x 10'7"

Bedroom 9'3" x 8'11"

Living room 14'11" x 14'8"

Listing Presented By:



Originally Listed by:  
O'Keefe 3 Percent Realty Inc.

<http://www.okeefe3.com/>



**Royal**

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