



3408 16th Avenue Vernon British Columbia

\$495,000

Welcome to 3408 16th Avenue, Vernon - an excellent opportunity for first-time home buyers, downsizers, or savvy investors looking to add to their portfolio. This two bedroom, one bathroom rancher offers comfortable single-level living in the convenient Mission Hill location. The property enjoys added privacy and a peaceful setting while remaining close to schools, transit, shopping, healthcare services, and all of Vernon's everyday amenities. The functional floor plan features approximately 792 square feet of living space, with a bright living area, practical kitchen and dining space, and two generously sized bedrooms. Outside, you'll find a large rear deck perfect for relaxing or entertaining, a low- maintenance yard, and a storage shed for added convenience. A standout feature is the ample parking space, with room for multiple vehicles, an RV, boat, or recreational toys. Currently tenant occupied, this property presents an attractive investment opportunity with rental income already in place. For first-time buyers, it's an affordable entry into the Vernon market with the flexibility to move in or continue generating income while planning for the future. Whether you're searching for your first home, a rental property, or a holding property, 3408 16th Avenue offers exceptional value in a growing Vernon neighbourhood. (id:6769)

Storage 4'8" x 3'0"

Laundry room 10'0" x 10'0"

Bedroom 10'6" x 10'11"

4pc Bathroom 7'3" x 6'11"

Primary Bedroom 11'9" x 10'11"

Dining room 5'10" x 8'7"

Kitchen 8'10" x 8'7"

Living room 16'10" x 12'0"

Listing Presented By:



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