



## 3504 40 Avenue Vernon British Columbia

\$769,500

Tastefully updated 4-bedroom, 2.5-bath home in the heart of Alexis Park. Built in 1973 and thoughtfully renovated, this home offers a modern touch to this often seen style of home. The kitchen features clean and polished finishes and flows seamlessly into the main living area and dining, perfect for family life and entertaining. Step outside to the fantastic covered patio overlooking the above-ground pool—ideal for summer relaxation in the Okanagan sunshine. With the patios gas heater, the deck can also be utilized throughout the cooler fall/winter evenings. On the main level you will find 3-bedrooms and 1.5 bathrooms, which includes the primary with 2-piece ensuite. Downstairs boasts a spacious rec-room and dedicated wine storage, along with a very large 4th bedroom, full bathroom, laundry and storage. Located just steps from the currently under construction Active Living Centre, Kal Tire Place, the amazing newly updated Becker Bike Park and Pump Track, along with the Vernon Performing Arts Center. With Silver Star Mountain, Okanagan and Kalamalka Lakes and all the other incredible places to visit in the area, this home is too great to pass up. A great blend of location, lifestyle, and value! Take the virtual tour!! (id:6769)

Recreation room 22'2" x 15'11"  
 Bedroom 17'5" x 11'2"  
 Laundry room 6'9" x 7'10"  
 4pc Bathroom 7'5" x 7'10"  
 Utility room 12'0" x 9'5"  
 Living room 20'5" x 10'7"  
 Bedroom 8'11" x 10'1"

Bedroom 9'0" x 13'5"  
 Dining room 8'6" x 8'9"  
 3pc Bathroom 4'11" x 8'3"  
 Kitchen 14'1" x 16'4"  
 2pc Ensuite bath 4'11" x 4'3"  
 Primary Bedroom 12'11" x 13'

Listing Presented By:



Originally Listed by:  
 RE/MAX Vernon



Royal

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