



# 3702 22 Street Vernon British Columbia

\$799,000

INVESTMENT OPPORTUNITY! This walk-out rancher features 3 private suites on a quiet cul-de-sac close to downtown, schools and transit. Live in one suite and rent out the other two to help cover expenses or keep this home a full rental for a great return! The main floor suite is a level entry 3 bedroom, 2 bathroom with a spacious kitchen/living/dining area, large family/bonus room, and private laundry. This suite has many updates including flooring, stainless steel appliances, paint, trim/baseboards; all meticulously maintained by the current tenants. Access the upper deck from both the kitchen or the family room to enjoy the city/valley views and Okanagan sunsets. Extra storage room in the basement can be accessed by the staircase in main suite. The walkout basement has a shared laundry/storage room for the two self-contained suites. Suite C has been fully renovated and features 1 bedroom plus den, full bathroom and spacious kitchen/living area with a gas fireplace. Suite B is also 1 bedroom plus den, full bathroom and open kitchen/living room. The flat front yard is fully fenced with beautiful shrubs, trees and hedges. And the backyard is also fully fenced with plenty of space to garden and make it your own. The garage has been adapted for a storage/workshop area. (id:6769)

Storage 5'1" x 8'7"

Laundry room 8'7" x 16'8"

Den 10'3" x 8'7"

Den 8'2" x 11'1"

3pc Ensuite bath 5'5" x 7'2"

3pc Bathroom 7'9" x 5'1"

Bedroom 10' x 9'

Bedroom 9'7" x 9'

Primary Bedroom 12'9" x 10'5"

Family room 17'7" x 14'6"

Kitchen 15'11" x 12'1"

Dining room 8'7" x 12'5"

Living room 18'10" x 13'

Full bathroom 7'2" x 5'10"

Bedroom 10'4" x 12'

Dining room 12'4" x 10'2"

Kitchen 10'5" x 12'9"

Full bathroom 5'2" x 7'4"

Bedroom 8' x 15'8"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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