



## 3703 36A Street Vernon British Columbia

\$639,000

Fantastic family home in a great neighbourhood. According to the excellent neighbours, this and the surrounding homes were built by a well known builder at the time and has great bones. This could be the perfect family home you've been waiting for! Split level plan has 3 bedrooms and a full bathroom upstairs, kitchen, dining and living area on the main, and then downstairs has an extra family room, laundry, storage and full bathroom. The front yard has been xeriscaped with additional parking at the side of the house for an RV or boat. The backyard had a new fence built in 2019 plus new sod and irrigation installed in 2023, and a new concrete pad and hot tub in 2021. Heat with an efficient heat pump and furnace combo installed in 2024. Electrical service upgraded to 200 amp and moved to the garage in 2021. New gutters in 2024. This home is a short walk to schools, parks and downtown. Act fast, this will not last long! (id:6769)

Bedroom 9'5" x 13'1"

Bedroom 8'11" x 9'11"

Primary Bedroom 11'10" x 14'0"

Full bathroom 6'7" x 8'6"

Other 5'4" x 10'7"

Full bathroom 11'3" x 10'2"

Utility room 5'6" x 3'7"

Storage 6'2" x 17'0"

Family room 18'0" x 18'9"

Kitchen 13'9" x 10'10"

Living room 17'11" x 13'6"

Dining room 9'2" x 11'4"

Foyer 5'5" x 13'6"

Other 11'4" x 24'9"

Other 29'2" x 14'11"

Other 6'2" x 4'1"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<http://robinbaycroft.com/>



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