



## 3704 40 Avenue Vernon British Columbia

\$649,900

Well maintained 4 bed, 2 bath home in a area with easy access to arena, shopping, bus route. Roof 2018, H/W tank 2023, furnace 2014. easy maintained yard. Basement is family friendly with family room gas standing fireplace and large rec room as well as storage, bedroom , laundry and 4 piece bath (id:6769)

Family room 14' x 12'

Recreation room 18' x 12'6"

Storage 15' x 5'

Utility room 12' x 7'

Bedroom 14'6" x 10'6"

Storage 9' x 7'6"

4pc Bathroom 9' x 5'

Laundry room 11' x 6'

4pc Bathroom 9' x 7'

Bedroom 12' x 11'6"

Primary Bedroom 12' x 10'6"

Bedroom 13' x 10'6"

Living room 18'6" x 12'

Kitchen 12'6" x 9'

Dining room 12'6" x 9'

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

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



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