



3707 22 Street Vernon British Columbia \$874,900

Quietly set on a cul-de-sac in desirable Lower East Hill/Harwood, this beautifully updated home offers privacy, flexibility, & an unbeatable location close to downtown. Elevated above the street, the home enjoys excellent separation from the road, enhanced privacy, & abundant natural light throughout. The main floor is bright, welcoming, & thoughtfully renovated with a clean, modern aesthetic. The stunning kitchen features high-end GE Series appliances, custom cabinetry, open shelving, and a functional layout that flows seamlessly into the dining and living areas perfect for everyday living and entertaining. Contemporary lighting, wide-plank flooring, & tasteful design choices create a warm yet refined atmosphere. Downstairs, a separate unauthorized suite with its own kitchen and two spacious bedrooms provides excellent flexibility for intergenerational living or potential rental income. With four bedrooms & two bathrooms in total, the home is truly move-in ready. The layout allows the entire home to be easily occupied as a single residence, offering flexible living options for buyers who prefer one cohesive, spacious family home. Outside, the private backyard is peaceful & easy-care, with irrigated landscaping & a simple, low-maintenance design. Ample parking adds everyday convenience. A rare opportunity to secure a stylish, versatile home in one of Vernon's most sought-after neighbourhoods.

Measurements taken from iGuide & should be verified if important to a buyer. (id:6769)

Bedroom 12'9" x 12'2"

Kitchen 10'11" x 12'5"

Living room 16'1" x 12'6"

Bedroom 12'7" x 12'3"

Laundry room 10'6" x 6'11"

4pc Bathroom 6'10" x 5'1"

Laundry room 9'0" x 8'0"

Primary Bedroom 12'2" x 10'3"

Bedroom 12'7" x 12'3"

4pc Bathroom 7'7" x 8'1"

Laundry room 7'1" x 11'6"

Kitchen 10'7" x 11'

Dining room 10'7" x 6'8"

Living room 16'7" x 15'9"

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