



## 3905 22 Street Vernon British Columbia

\$705,000

If you've been hunting for a rancher in Vernon lately, you already know the market treats them like concert tickets from 1997 -- gone immediately and somehow somebody's aunt got three. Located in a quiet cul-de-sac in Harwood, this well-maintained 3 bedroom, 2 bathroom rancher with attached double garage delivers the layout buyers fight over: one-level living, functional space, and no daily stair-climbing expedition carrying laundry like it's an Olympic sport. Inside offers two separate living areas, giving everyone room to spread out whether it's movie nights, guests, hobbies, or avoiding the same TikTok video for the 47th time. The cozy gas fireplace adds warmth and character to the main living space -- because snacks and blankets just hit differently beside a fire. The expensive stuff? Already handled. Major upgrades include newer roof, windows, and appliances, saving you from surprise renovation meltdowns. Outside features great parking, a garage, low-maintenance landscaping, and a covered patio perfect for morning coffees, evening drinks, or quietly hiding from your responsibilities for twenty minutes. You're only a 2 minute drive from Harwood Elementary School and W.L. Seaton Secondary, plus just 5 minutes to shopping, restaurants, and all the amenities you "quickly pop into." Clean, practical, move-in ready, and refreshingly free of "needs vision" energy. (id:6769)

3pc Ensuite bath 7'3" x 5'0"

4pc Bathroom 7'5" x 5'0"

Laundry room 7'9" x 7'0"

Kitchen 15'0" x 9'

Family room 18'0" x 10'9"

Dining room 12'0" x 9'0"

Living room 14'0" x 12'0"

Bedroom 10'5" x 9'9"

Bedroom 10'5" x 9'9"

Primary Bedroom 14'0" x 12'

Listing Presented By:



Originally Listed by:  
Real Broker B.C. Ltd



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.