



## 3304 35 Avenue 408 Vernon British Columbia

\$204,900

Perfect for the first-time buyer or as an astute investment opportunity. Welcome to the heart of downtown living in North Park, where everything you need is within walking distance, including being steps away from the Vernon Rec Center, Vernon Performing Arts Centre, any of your shopping needs, endless entertainment options, and is situated on a major bus route. It is perfect for those who want a vibrant urban lifestyle! This TOP FLOOR unit boasts approx 590 sq ft of living space conveniently situated near the elevator. The open plan design ensures that each corner of this unit is utilized to its full potential. This one bed, one bath north facing unit is bright and spacious and offers great views of the city and mountains. The building has main floor shared laundry, secure key fob entry, a healthy contingency fund, affordable strata fees. There are No age or rental restrictions. Pets with restrictions ~ 1 cat is ok but not dogs. (id:6769)

Storage 8'11" x 6'2"

4pc Bathroom 7'11" x 4'11"

Primary Bedroom 12'8" x 9'0"

Living room 13'7" x 10'2"

Dining room 6'9" x 8'11"

Kitchen 6'10" x 6'3"

Listing Presented By:



Originally Listed by:

Value Plus 3% Real Estate Inc.



Royal

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