



# 4108 35A Street Vernon British Columbia

\$699,000

This four-level split home is perfect for your family. The main level features your living room and a beautifully renovated kitchen, new flooring, and paint. Upstairs, there are three bedrooms and a four-piece bathroom. The basement has a good-sized rec room, another large bedroom, a washroom, larger laundry and storage. You'll enjoy your summer BBQs or morning coffee in the private backyard, which has electric gates that access the back alley. Other key mentions of this home are the 3 yr old 2-speed high-efficiency furnace, 3 yr old hot water on-demand system and 9-year-old roof. This home is a solid build, and conveniently located close to town, Kal Tire Place arena, the Performing Arts Centre, Rec Centre, churches and schools. Be sure to take the Virtual Tour! (id:6769)

- |                                |                            |
|--------------------------------|----------------------------|
| Bedroom 10'6" x 9'4"           | 3pc Bathroom 10'11" x 4'7" |
| Primary Bedroom 10'11" x 13'3" | Storage 11'4" x 14'4"      |
| Bedroom 9'4" x 9'6"            | Laundry room 10'5" x 14'3" |
| 4pc Bathroom 10'11" x 5'7"     | Living room 12'1" x 18'9"  |
| Family room 15'9" x 14'3"      | Dining room 11'0" x 10'1"  |
| Bedroom 9'2" x 18'10"          | Kitchen 11'0" x 17'8"      |

Listing Presented By:



Originally Listed by:  
Royal LePage Downtown Realty

<http://www.lyledrealestate.ca/>



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.