



4109 24 Avenue Vernon British Columbia

\$529,000

Opportunity knocks for investors and first-time buyers alike. This suited half duplex offers affordability, functionality, and mortgage-helping rental income. Featuring a shared entry with separate living spaces on both levels, the property includes a 2-bedroom main floor suite and a 2-bedroom basement suite, making it ideal for investors seeking cash flow or buyers looking to offset ownership costs with rental revenue. The main floor is currently tenant occupied on a month-to-month tenancy, generating \$1,600 per month including utilities. The self-contained basement suite was previously rented for \$1,400 per month including utilities, offering excellent income potential. Each level has its own full bathroom and separate laundry, including a new washer and dryer on the main floor and stacking washer and dryer in the basement. Recent improvements include a new roof, upgraded electrical panel to 200 amp, and interior updates throughout. Outside, the fully fenced yard is great for children and pets, while two storage sheds provide dedicated storage for each living space. Off-street parking accommodates up to four vehicles, with additional street parking available. Conveniently located near shopping, amenities, public transit, and walking trails. Whether you're looking to enter the market, build equity with rental income, or expand your investment portfolio, this versatile property presents an affordable opportunity with immediate income potential. (id:6769)

Utility room 8'1" x 3'8"

4pc Bathroom 11'4" x 8'3"

Bedroom 9'1" x 12'

Bedroom 9' x 11'11"

Kitchen 11'4" x 11'7"

Living room 10'6" x 13'11"

4pc Bathroom 6'9" x 7'2"

Bedroom 10'6" x 10'

Primary Bedroom 10'6" x 10'

Dining room 9'6" x 7'7"

Kitchen 9'8" x 7'8"

Living room 11'9" x 17'2"

Listing Presented By:



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RE/MAX Vernon

<http://janetbarrettrealestate.com/>



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