



3409 28 Avenue 413 Vernon British Columbia

\$315,000

SELLER MOTIVATED! Welcome to this TOP-FLOOR, modern, east-facing 1 bed + den, 2 bath condo in the heart of downtown Vernon. Owner occupied and never rented, this bright home offers 618 sq. ft. of efficient, contemporary living--ideal for first-time buyers or investors. You'll love the upgraded fridge and microwave and the \$10,000 custom built-in storage unit in the primary suite and brand new carpet in the bedroom. THE DEN is a true bonus space--perfect as a guest room, home office, or cozy media lounge. Start your mornings with sunshine on your private balcony, the perfect spot for your morning coffee. This quiet, secure building includes one parking stall, secure underground parking, bike storage on the main floor, and plenty of visitor parking. The storage locker is conveniently located on the same floor as the unit, making everyday access effortless. With restaurants, coffee shops, Nature's Fare, FreshCo, and Vernon Jubilee Hospital all within walking distance, you may rarely need your car. You're also a short drive to Okanagan and Kal Lakes, and just 25 minutes to Silver Star. Enjoy low-maintenance, lock-and-leave living with aerothermal heating and cooling--this is the lifestyle you've been looking for. Easy to show. **QUICK POSSESSION AVAILABLE.** (id:6769)

Primary Bedroom 10'4" x 11'0"
Full bathroom 10'4" x 5'0"
Den 6'11" x 8'4"

3pc Bathroom 8'0" x 5'5"
Kitchen 11'8" x 10'4"
Living room 11'8" x 8'9"

Listing Presented By:



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<http://www.moveokanagan.com/>



Royal

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