



## 3304 35 Avenue 415 Vernon British Columbia

\$214,800

Bright, south facing, top floor and perfectly located in the heart of downtown! This freshly painted and lightly updated 1-bedroom apartment is an excellent opportunity for first-time buyers or investors. The open-concept layout features newer appliances, an updated vanity, refreshed electric baseboard heaters, and a stylish fireplace mantle that adds a classic focal point to the living area (please note: fireplace is decorative only). Enjoy sweeping city views and plenty of natural light from this well-situated unit. The building offers shared coin laundry, elevator access, and an open surface parking lot. A hot water tank located within the unit provides added convenience. The strata is actively maintaining and improving the building, contributing to long-term value and peace of mind. With a strong rental history and walkable access to downtown shops, restaurants, and amenities, this home is ideal for those looking to get into the market or add a low-maintenance unit to their portfolio. (id:6769)

4pc Bathroom 8' x 5'1"

Primary Bedroom 15'2" x 8'10"

Dining room 11'11" x 9'9"

Living room 8'2" x 9'9"

Storage 6'3" x 8'2"

Kitchen 6'2" x 7'10"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<https://jaymemckillop.com/>



**Royal**

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna,  
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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