



# 4202 34 Street Vernon British Columbia

\$733,600

Not your average home--this one raises the bar from the moment you walk in. Original hardwood floors carry you from the foyer into the dining area, showcasing timeless character blended with thoughtful, functional updates throughout. The kitchen is both stylish and practical, featuring cork flooring, stainless steel appliances, and built-in cabinetry. From there, the home opens into a grand living room designed for open-concept living. French doors lead to the outdoor living space with covered deck overlooking a beautifully landscaped private backyard, rock patio and thriving garden beds. The main floor offers two bedrooms and a full bathroom. Downstairs features an expansive recreation room, currently a home gym, two additional bedrooms, and a spacious laundry area with sink, counter space, plus a full-size fridge and freezer. With a separate basement entrance already in place, the home is suite-ready--ideal for extended family, a mortgage helper, or a home-based business. Outside, enjoy ample laneway parking for up to three vehicles or space for an RV/Boat. The detached garage and shop 23' X 13' is perfect for hobbies, storage, or could be converted into covered parking. Location truly seals the deal - location, location, location. Just minutes to schools (great catchment options), shopping, transit, and the new Activity Centre. Meticulously maintained and ready for new owners to continue to enjoy, this home stands out in all the right ways. Seeing in person is even better.

(id:6769)

- Full bathroom 10'4" x 10'3"
- Bedroom 10'7" x 18'2"
- Foyer 10'8" x 13'3"
- Bedroom 12'9" x 11'
- Recreation room 18'2" x 10'7"

- Bedroom 8'11" x 11'6"
- Primary Bedroom 12'4" x 11'2"
- Living room 20'6" x 31'5"
- 3pc Bathroom 10'3" x 8'
- Kitchen 13' x 11'5"

- Laundry room 12'8" x 11'5"
- Exercise room 19'1" x 15'4"

- Foyer 5' x 10'3"
- Dining room 13' x 11'2"

Listing Presented By:



Originally Listed by:  
Engel & Volkers Okanagan



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com

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