



## 5524 Willow Drive Vernon British Columbia

\$634,900

Downsizing or first-time buyers - opportunity awaits! This well-cared-for 2-bedroom, 2-bath rancher is located in the up-and-coming South Vernon neighbourhood--an ideal home for those seeking the ease of single-level living. The spacious primary bedroom features a 3-piece ensuite, walk-in closet, and direct access to the patio, offering a perfect retreat. The kitchen overlooks the backyard and includes a bright breakfast nook with sliding doors leading out to the covered patio to enjoy the yard, while a formal dining area flows into the cozy living room, complete with an electric fireplace for added warmth and charm. Big bright windows surround the living room to let in lots of natural light. Step outside to a fully fenced backyard with a garden shed and raised garden bed--perfect for green thumbs. You can also relax to the soothing sounds of the creek behind the home and enjoy summer breezes on the bench just past the back gate. The double garage provides ample space for parking, a workbench, or use as a hobby shop, and the handy mudroom leads directly to the laundry area. Conveniently located near Fulton Secondary, Ellison Elementary, downtown Vernon, Okanagan Lake, dog parks, beaches, Marshall Fields, shopping, hiking trails, and more--this is a wonderful place to call home. For more information on this terrific Vernon property, please visit our website. Don't miss out! Book your private viewing today! (id:6769)

Other 5'3" x 5'0"

3pc Ensuite bath 5'4" x 7'0"

Primary Bedroom 13'6" x 13'3"

4pc Bathroom 5'2" x 8'9"

Bedroom 11'8" x 9'2"

Other 16'5" x 18'4"

Mud room 11'8" x 6'8"

Laundry room 8'5" x 5'2"

Living room 12'4" x 16'10"

Other 7'3" x 9'5"

Kitchen 9'3" x 11'8"

Dining room 9'7" x 10'

Listing Presented By:



Originally Listed by:

O'Keefe 3 Percent Realty Inc.

<http://www.okeefe3.com/>



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.