



## 7676 Okanagan Landing Road Vernon British Columbia

**\$799,900**

Location, location, location! A smart investment in Vernon, this 0.5-acre property offers an unbeatable blend of affordability, lifestyle, & great income potential; an opportunity to own in one of the Okanagan's most desirable areas at a price that's hard to match. Just minutes from The Rise Golf Course, Predator Ridge Resort, SilverStar Mountain Resort, & some of B.C.'s most renowned wineries, this home delivers the very best of the Okanagan lifestyle. Enjoy close proximity to Ellison Elementary, Fulton Secondary, Marshall Fields, parks, & walking trails; plus an easy walk or bike ride to Kin Beach & Paddlewheel Park. The main level features 3 beds & 2 baths, a bright kitchen with nook, formal dining room, & a spacious living room. Laundry is conveniently located in the hallway closet. Step out from the kitchen onto the 21x11 ft covered deck that wraps around the front of the home; perfect for relaxing or entertaining. The upper level offers 5 parking spots, including space for an RV, boat, or additional toys. Downstairs, a separate entrance leads to a 3-bed, 1-bath suite with open-concept kitchen, dining, & living area complete with a N/G fireplace. The suite includes a private 20x14 ft patio with pergola, access to a single-car garage, & 2 dedicated parking spots. Quonset storage will remain. Ideal for first-time buyers, growing families, or savvy investors; live upstairs & rent the suite, or maximize income by renting both levels. A rare opportunity in a prime location! (id:6769)

Other 21'3" x 11'0"

Storage 8'8" x 3'9"

Laundry room 8'8" x 7'8"

Foyer 7'10" x 3'0"

Other 39'0" x 22'0"

Primary Bedroom 13'0" x 12'1"

Living room 18'5" x 15'0"

Dining room 12'10" x 10'10"

Kitchen 10'6" x 8'0"

Bedroom 13'0" x 11'7"

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Bedroom 13'0" x 11'4"

Dining room 6'3" x 5'5"

3pc Ensuite bath 9'4" x 3'10"

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