



## 3411 18 Avenue A&B Vernon British Columbia

\$1,300,000

Legal Duplex, that's pretty suite. Great income helpers on each side of the duplex. Large lot with alley access, lots of parking, and double garage. Huge fenced yards both front and back, perfect for pets and kids! Fruit trees and gardens are ready to go. City and mountain views. Walking distance to downtown or the Hospital. Very close to bus routes. 2 min to Mission Hill Elementary, 3 min to Wholesale Club, 5 min to Polson Park and Galaxy Cinema, 8 min to Kin Beach. Duplex left side has 2 bdrms up and 1bdm down. Right side has one bedroom up and 1bdm down. This is an excellent investment property. (id:6769)

Utility room 11'7" x 8'1"

Full bathroom 8'2" x 6'5"

Bedroom 11'2" x 18'0"

Kitchen 16'0" x 10'4"

Foyer 10'7" x 10'5"

Kitchen 13'11" x 6'8"

Full bathroom 6'9" x 9'2"

Storage 3'0" x 6'1"

Living room 19'9" x 13'5"

Bedroom 8'7" x 11'11"

Living room 16'3" x 12'0"

Bedroom 9'8" x 16'8"

Full bathroom 5'10" x 7'0"

Primary Bedroom 10'4" x 13'8"

Living room 13'9" x 18'8"

Kitchen 18'3" x 7'10"

Utility room 5'1" x 7'11"

Bedroom 10'11" x 13'1"

Full bathroom 7'3" x 7'3"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

<http://vernonhomes.ca/>



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