



# 1707 45 Street Vernon British Columbia

## \$564,900

Opportunity is knocking at your door with this 4 bed 2 bath 1,848 sq ft home in South Vernon! Whether you are buying your first home or looking for the perfect investment property, this home has something to fit all your needs, most of all your budget! This home has all the big-ticket items done including new Hot water tank, Furnace, AC, roof, and updated plumbing and electrical. Featuring 3 bedrooms, 1 bathroom, storage room and its own laundry on the main floor, this space is perfect for your whole family to enjoy comfortably, while leaving a spacious 1 bedroom, 1 bathroom in-law suite in the basement to help with the mortgage. Situated on a corner lot leaves room for extra parking and is placed perfectly so that back yard is separated on either side of the house, giving each dwelling in the home its very own fully fenced in yard. The upstairs is waiting for your final touches on it, including kitchen cabinet doors and baseboards, to accent the new flooring and paint that's been done already. Being walking distance to schools, shopping and minutes from the downtown core, this home is one you will not want to miss out on! (id:6769)

3pc Bathroom 8'10" x 6'4"

Primary Bedroom 21'3" x 13'10"

Living room 13'2" x 7'11"

Kitchen 16'1" x 16'1"

Storage 7'11" x 6'5"

Full bathroom 7'7" x 5'1"

Primary Bedroom 10'3" x 12'2"

Bedroom 11'2" x 12'3"

Bedroom 7'7" x 9'9"

Kitchen 10'9" x 11'5"

Laundry room 8'6" x 7'11"

Living room 23'5" x 6'7"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty



Royal

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