



## 3807 32 Avenue 20 Vernon British Columbia

\$374,900

This 3-bedroom, 2-bathroom townhome offers an unbeatable combination of comfort, convenience, and potential, making it a fantastic investment property or a perfect family residence. With over 1,200 square feet of well-designed living space, this property is ready for you to make it your own. Centrally located, this townhome is just minutes away from shopping centers, schools, and recreational facilities. Enjoy easy access to parks, walking trails, and all the amenities Vernon has to offer. With the convenience of nearby public transit, commuting is effortless. The main floor includes the bright living room, kitchen, dining, and 2 piece bathroom. Off the kitchen, a small, fenced backyard provides a safe area for kids or pets to play, while also offering the perfect spot for your morning coffee or evening BBQ with gas hookup. In ground irrigation makes watering a breeze. Upstairs, all three bedrooms are on the same floor, along with a full bathroom with tub. Need more space for hobbies or a playroom for the kids? The extra recreation room in the basement offers versatility for your lifestyle needs, whether it's a home office, gym, or a cozy movie night retreat. You'll also find tons of storage space and laundry in the basement. This townhome is part of a well-managed strata with low monthly fees of \$286.11, ensuring that your investment is well taken care of. Pets allowed with restrictions. (id:6769)

Full bathroom 5' x 10'8"

Bedroom 7'11" x 8'4"

Bedroom 9' x 12'

Primary Bedroom 12' x 12'

Storage 17'4" x 11'7"

Storage 7'6" x 3'7"

Laundry room 9'10" x 6'8"

Recreation room 16'11" x 11'1"

Foyer 4'6" x 12'

Partial bathroom 4'8" x 4'1"

Living room 12'10" x 12'

Dining room 8'11" x 12'

Kitchen 8'5" x 12'

Listing Presented By:



Originally Listed by:  
Royal LePage Downtown Realty



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