



## 2802 40 Street 1 Vernon British Columbia

\$599,900

2018 Quality built downtown townhouse corner unit in a well designed complex with just 8 units ( 4 Duplex units) each with their own backyard & covered parking spot. The back lane is used to access the covered parking and visitor spot, also street parking is available for extra vehicles. The main floor den / office has a closet and bright window & is counted as the 4th bedroom. This well designed floor plan is perfect for a starter home or a retirement condo, or for a small family that wants to be within walking distance of all the amenities. Bus stop nearby, walk to Nature's Fare and Freshco, walk to the Library , and parks . Only 1/2 hour from the Kelowna International Airport, and UBCO, 1/2 hour from Silver Star Ski Resort. Patio doors open from your Open Plan Kitchen/ Living / Dining room area to your convenient back patio and fenced in yard - great for kids & pets. This is the affordable city centre lifestyle you are looking for. (id:6769)

Laundry room 5'6" x 5'4"

4pc Bathroom 7'8" x 7'6"

4pc Ensuite bath 8'6" x 7'6"

Bedroom 10'0" x 9'0"

Bedroom 10'0" x 9'6"

Primary Bedroom 12'0" x 11'0"

Utility room 7'7" x 6'1"

Storage 11'9" x 10'4"

Exercise room 28'7" x 18'6"

Bedroom 11'0" x 9'8"

2pc Bathroom 5'0" x 5'0"

Kitchen 11'6" x 8'0"

Dining room 10'10" x 10'0"

Living room 12'8" x 10'10"

Listing Presented By:



Originally Listed by:  
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<http://www.besso.ca/>



**Royal LePage Locations West Realty**

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