



## 3800 40 Avenue 13 Vernon British Columbia

\$360,000

Welcome to this beautifully updated 3-bedroom, 2-bathroom condo in a family-friendly, pet-friendly community. This thoughtfully designed 3-level home offers modern updates throughout, including flooring, updated appliances, and some newer windows, making it move-in ready. On the first level, you'll find a bright and inviting living room with a large window that floods the space with natural light. Head up the stairs to the open loft-style dining area, which seamlessly connects to the kitchen--perfect for entertaining. This level also features two well-sized bedrooms, a full bathroom, and a convenient laundry room. From here, you can step out into the partially fenced back patio to enjoy your private outdoor space. The top floor is a private retreat, dedicated entirely to the spacious primary bedroom and ensuite bathroom, creating the perfect getaway within your own home. Storage is never an issue with a large, accessible crawl space and an outdoor locker for extra gear. Located within walking distance to Alexis Park School, Alexis Park, Kal Tire Place, shops, restaurants and the upcoming recreation centre, this home offers comfort, convenience, and excellent rental potential. Don't miss out on this fantastic opportunity! (id:6769)

Full bathroom 5'1" x 7'7"

Bedroom 10'3" x 13'11"

Bedroom 8'11" x 13'11"

Laundry room 8'7" x 4'3"

Dining room 11'11" x 12'10"

Kitchen 7'3" x 7'9"

3pc Ensuite bath 7'3" x 4'10"

Primary Bedroom 19'6" x 12'10"

Living room 19'5" x 14'6"

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<http://www.kristablankley.ca/>



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.