



## 1603 A 31 Street Vernon British Columbia

\$629,900

Welcome to your next investment opportunity! This delightful full legal duplex offers two spacious units, each featuring 2 bedrooms and 1 bathroom, perfect for comfortable living. With a full basement on each side, there's plenty of room for storage or potential additional living space. Both units boast cozy fireplaces, ideal for those chilly evenings, and come equipped with a fridge, stove, and in-unit laundry for your convenience. Each side offers 780 square feet of well-designed living space on the main level, along with an additional 350 square feet in the partially finished basement--perfect for a home gym, office, or play area! Located in a central area, you'll find yourself just moments away from shopping, bus routes, the hospital, and all the amenities the town has to offer. Each unit also features a storage shed and ample parking, with Unit B enjoying the added benefit of rear alley access. The exterior space is inviting and well-maintained, making it a lovely spot for tenants to relax and unwind. The current owner speaks highly of the tenants, making this a worry-free investment opportunity. Don't miss out on this wonderful duplex that combines comfort, convenience, and great potential! Schedule your viewing today! (id:6769)

Unfinished Room 29'9" x 13'1"

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Bedroom 13'5" x 7'7"

Full bathroom 5'10" x 4'10"

Full bathroom 5'10" x 4'10"

Primary Bedroom 13'4" x 13'5"

Living room 13'8" x 13'6"

Kitchen 13' x 13'5"

Bedroom 13'5" x 7'7"

Primary Bedroom 13'4" x 9'7"

Living room 13'8" x 13'6"

Kitchen 13'5" x 10'3"

Listing Presented By:



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