



## 1700 31 Street Vernon British Columbia

\$559,000

Don't miss out on this one! Beautifully-renovated 2 Bedroom, 1.5 bath, 1-storey home with full basement, a blend of new- and old-world charm! Prime location, just a 5-minute walk to the hospital, and only a 2-minute drive to downtown & shops! You'll love the nicely updated open kitchen, with ample cabinetry & storage space, as well as a large living room, with hardwood floors and plenty of natural light! On the main level, there are 2 large bedrooms and a magnificently updated large main bathroom, as well as a 3rd bedroom which has been converted to a big laundry room. Need more bedrooms on the main level? You could move the laundry into the Full basement, or develop/finish the basement to have 2 more bedrooms and use the 2nd full bathroom down there! Speaking of basements, this one has a separate entrance-way around the side, so you could add an in-law suite fairly easily with some plumbing and electrical modifications! Outside, you'll love the mature trees, large, flat back yard and lawn, and ample patio space, as well as a large parking area, and plenty of street parking! Based on the alley access and new zoning density changes, you could possibly even add a carriage house or double garage! The possibilities are endless with this one, don't miss out! Call your favourite Realtor and book your showing today! (id:6769)

Storage 4'8" x 3'11"

2pc Bathroom 4'6" x 4'8"

Unfinished Room 30'3" x 15'6"

Unfinished Room 30'3" x 14'0"

4pc Bathroom 8'2" x 6'11"

Laundry room 10'5" x 8'2"

Bedroom 8'2" x 10'5"

Primary Bedroom 11'5" x 9'10"

Living room 11'6" x 10'9"

Dining room 13'2" x 7'11"

Kitchen 12'5" x 11'7"

Listing Presented By:



Originally Listed by:  
Canada Flex Realty Group



**Royal LePage Locations West Realty**

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