



## 2405 36 Avenue Vernon British Columbia

\$549,900

Easthill Charming 1.5 storey home with 2-bedrooms, 2-bathroom + bonus loft room situated on a desirable corner lot with detached garage/shop. Perfect for those looking to purchase their first home, an investment or downsizing. The flat corner lot has a large back deck for outdoor enjoyment and more areas for gardening, entertaining, or relaxing. Detached 18x12 shop/garage has power, insulation & drywall which adds to the value while providing privacy in the backyard. Located in a family friendly neighbourhood just a couple blocks from Beairto Elementary School. Recent upgrades, main floor has the kitchen, dining & living room areas, a full bathroom, laundry room, the primary bedroom & 3 piece ensuite. Upper level has a bedroom and bonus room loft. The basement has a mechanical area and is ideal for storage. There is potential to add another bedroom on the main floor by reducing living room size. Located within walking distance to downtown, transit, schools, parks, shopping, and so much more. development potential makes it an excellent investment for the future. Vacant for quick possession. (id:6769)

Loft 10' x 9'4"

Bedroom 13'3" x 10'

Pantry 7'8" x 3'5"

Laundry room 6' x 5'

Full bathroom 6'9" x 6'6"

Full ensuite bathroom 9'8" x 5'

Primary Bedroom 11'9" x 9'8"

Dining room 10' x 10'

Kitchen 10' x 10'

Living room 21' x 11'8"

Listing Presented By:



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Royal LePage Downtown Realty

<http://www.redheadrealestate.com/>



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