



## 2805 39 Avenue Vernon British Columbia

\$639,000

Looking for an affordable 4 bed, 2 bath home? Do you hope to someday own an insulated 38'x 22' double garage with a separate frontal workshop area? Then this Centrally located home on a 0.14 acre (60'x100') lot provides everything your family needs! Significant investment in the HVAC system was made in 2021. New furnace with plenum was installed. Central A/C and Direct Hot water and other updates to the downstairs were done at that time. The fenced yard also allows for a safe and protected area for your pet or play! Ample room for a trampoline, garden or the addition of an above-ground pool. With the cherry and apricot trees, you'll have an abundance of Okanagan fruit literally at your doorstep! The 832 sq/ft insulated and climate-controlled workshop (18' x 22') and combined garage(20' x 22') allows ample space for hobbies, storage or an excuse to have a She-Shed, Man-cave or teenage hangout! This garage has alley access and provides some extra parking options. This home walking distance of Seaton High School, Bearisto (French Immersion), Harwood Elementary with public transit only doors down the street. Bonus.. if you like to bike commute, being next the the Vernon Greenway Pathway that goes from Village Green Mall to Kalamalka Beach is perfect! Suite potential for downstairs possible. MSH zonings set for investment opportunities with housing developments up to 8 Storeys in Height, in the form of multi-unit housing in developing and redeveloping areas. (id:6769)

Laundry room 19'3" x 10'3"

Recreation room 15'6" x 11'3"

2pc Bathroom 6'6" x 7'0"

Bedroom 14'3" x 9'9"

Bedroom 14'3" x 9'9"

Other 20'0" x 21'6"

4pc Bathroom 7'3" x 7'2"

Bedroom 10'7" x 10'6"

Primary Bedroom 12'3" x 10'6"

Living room 19'0" x 11'9"

Dining room 8'2" x 11'

Kitchen 8'8" x 11'

Workshop 18'2" x 21'6"

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