



## 3405 33 Avenue Vernon British Columbia

\$474,900

Located in one of the BEST neighbourhoods in Downtown Vernon! This charming character house has huge potential for the first-time home buyer in its unfinished spaces (814 Sq Ft Unfinished). This home comes with a large fully-fenced backyard and an unfinished basement with a SEPARATE entrance just waiting for your ideas. This home is neighbour to Hidden Park and its scenic picnic area and stream. You can live steps away from downtown without the street noise or traffic! Relax on the sundeck as you listen to the soothing sounds of the stream. This home was well cared for by its owners and is structurally sound. There are loads of shaded parking spots available to the side of the home - could even fit a large RV. In 1951 the home was lifted and then the basement foundation was created. More Recent Updates: New furnace (2012), New gas meter (2023), Appliances (2012 - Except the stove) Sundeck and Footings (2007), New concrete floor in the Basement (2007), Windows (1988), Roof (1988), Electrical and Insulation (1988). The Commercial-Residential mixed use zoning allows for developments of up to 4 stories, multi-unit housing, home based businesses, commercial businesses, child care facilities, and health care facilities! (id:6769)

Other 10' x 24'

Recreation room 10' x 24'

Utility room 11' x 20'

Laundry room 5' x 9'

Full bathroom 9' x 4'

Kitchen 11' x 11'

Bedroom 12' x 10'

Primary Bedroom 12' x 10'

Living room 24' x 11'

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty

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