



## 3408 33rd Avenue Vernon British Columbia

\$675,000

Delightful heritage home retains all it's original character plus many modern upgrades. Centrally situated near recreational facilities, a park, tucked away on a peaceful no thru street adjacent to creek. Investment opportunity with its separate carriage studio that generates rental revenue. Moreover, a complete bathroom in the private attic is suitable for Airbnb or student rentals or home office. Featuring a mixed commercial zoning, it offers diverse business possibilities for professional services or the option to continue to make it your forever home. 4 bedrooms, 3 bathrooms, and secluded fenced yard, ready for immediate occupancy for a family or as an investment enriched with charming details. Studio suite has laundry ,a kitchen, designated parking, and a detached entrance. Don't overlook this rare find - schedule a viewing today. Its central location provides 100% walkability to shopping, dining, schools, recreation catering to families and professionals alike. The appealing exterior leads to bright living space flooded with natural light from large windows. The fenced yard is a secluded sanctuary, perfect for children to play, gardening, or host gatherings in the summer. Enjoy the cozy new furnace, new flooring and countertops in kitchen. Move in ready a lifestyle of convenience, and comfort that combines modern comforts with timeless charm. Whether you are in search of a long-term residence or investment with revenue streams, this property offers opportunity. (id:6769)

Full ensuite bathroom 8'11" x 4'2"

Primary Bedroom 18'7" x 12'7"

Utility room 12'9" x 10'5"

Bedroom 9'9" x 9'6"

Bedroom 11'2" x 9'6"

Bedroom 9'6" x 9'4"

Living room 13'3" x 12'5"

Family room 12'8" x 11'2"

Dining room 11'9" x 9'5"

Full bathroom 7'5" x 4'11"

Laundry room 7'2" x 6'8"

Kitchen 11'9" x 8'6"

Listing Presented By:



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