



## 3413 24 Avenue Vernon British Columbia

\$599,900

Discover an exceptional opportunity to own this beautifully renovated home, ideally situated close to transit, schools, the college, and the hospital. This versatile property offers 4 bedrooms (one without a closet) and 2 bathrooms, with the potential to add a secondary suite. The layout is highly functional, featuring a bright living room upstairs and a spacious family room in the basement. The property boasts ample parking, including space for an RV or boat. Step outside to enjoy the large 12'5" x 12' covered deck, perfect for morning coffee or year-round relaxation. The expansive fenced backyard provides a safe and fun space for children or pets. Whether you're searching for the perfect family home or a lucrative investment property, this home has it all. The lower level offers the potential to add a second kitchen and laundry, making it ideal for conversion into a rental suite. The zoning designation offers significant potential for prospective buyers, as the property is classified under MUM (Multi-Unit: Medium Scale) zoning. This zoning allows for a variety of small to medium-scale housing developments, including townhouses and multi-unit housing, with a maximum height of up to four storeys. It is particularly well-suited for projects in areas undergoing development or redevelopment. (Disclosure, always do due diligence to confirm the mentioned.) Don't miss out--contact the listing realtor today to arrange your private showing! (id:6769)

Utility room 3'11" x 6'6"

Laundry room 6'5" x 7'3"

Full bathroom 5'10" x 7'1"

Other 6'4" x 8'5"

Family room 11' x 16'3"

Bedroom 10'9" x 15'2"

Bedroom 10'6" x 11'

Bedroom 11' x 11'5"

Primary Bedroom 9'2" x 13'4"

Full bathroom 7'3" x 8'

Other 3'2" x 14'3"

Other 12'5" x 11'10"

Dining room 8'3" x 9'10"

Kitchen 10'9" x 11'8"

Living room 11'5" x 16'9"

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