



## 3413 24 Avenue Vernon British Columbia

\$524,900

Sellers motivated, quick possession possible. 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.) (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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