



# 3415 Okanagan Avenue Vernon British Columbia

\$489,900

This charming home offers both character and comfort. Lots of updating done including High Efficiency Furnace , Hot Water on demand, new fence, windows and more. You'll love the large open kitchen with beamed ceilings and eating nook. There is a large mudroom area with washer/dryer and additional counterspace off the rear entry, adjacent to a great little office/den space. All spaces offer fantastic views of the yard and surrounding area. Main floor also boasts a functional great room and a large , recently renovated bathroom with tile floors , tub and separate shower. Upstairs you'll find a large space dedicated as the primary bedroom with two piece ensuite. The basement is great for storage, a cellar or a workshop with exterior access from the yard. This home sits on a large yard, beautifully landscaped with many established perennial flowers, raised garden beds, and flowering shrubs. There two mature fruit trees produce great stone fruit. The fully enclosed yard offers a private oasis, and a large deck that is perfection for entertaining. There is a large shed to store your toys and plenty of room to build a detached shop with laneway access. Truly a great little oasis within the city. Walking distance to downtown, great for morning coffees. 5 minutes to the grocery store, can bike anywhere! This home has charm , functionality and affordability. (id:6769)

Other 14'8" x 11'6"

3pc Ensuite bath 9'2" x 6'3"

Bedroom 8'4" x 8'1"

Foyer 9'4" x 7'5"

4pc Bathroom 9'7" x 7'8"

Primary Bedroom 10'0" x 7'8"

Laundry room 11'2" x 7'8"

Kitchen 13'9" x 11'7"

Living room 19'0" x 11'11"

Listing Presented By:



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