



## 3701 36A Street Vernon British Columbia

\$659,000

Centrally situated family home on a quiet street, with ample parking. This corner-lot property offers a prime investment opportunity for first-time buyers and growing families. Abundant natural light graces the main floor through oversized windows in the great room and dining area. The dining space leads to a spacious covered deck, perfect for year-round entertaining. The kitchen provides access to a side entrance and convenient main-floor laundry. Completing the main level are 3 bedrooms and a full bathroom. The lower level comprises a 2-bedroom suite with its own entrance from the carport. The basement's above-ground windows illuminate the suite brilliantly. Enjoy easy access to local schools (Alexis Park Elementary, Beirsto Elementary, Seaton Secondary), restaurants, public transit, and shopping. (id:6769)

Bedroom 12'11" x 8'4"

Living room 11'1" x 14'5"

Dining room 8'8" x 6'3"

Kitchen 13'7" x 8'11"

3pc Bathroom 6'11" x 5'10"

Laundry room 6'11" x 7'3"

Bedroom 8'9" x 9'10"

3pc Bathroom 6'9" x 10'5"

Bedroom 8'5" x 10'9"

Bedroom 10'7" x 10'8"

Primary Bedroom 10'9" x 12'2"

Mud room 11'11" x 6'7"

Foyer 6'3" x 8'3"

Living room 14'9" x 17'8"

Dining room 9'8" x 8'10"

Kitchen 13'8" x 8'7"

Listing Presented By:



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<http://vernonhomes.ca/>



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