



3806 36A Street Vernon British Columbia

\$649,900

Discover the perfect family retreat in this welcoming 4-bedroom, 2-bathroom home on a peaceful street near 39th Avenue and Alexis Park Drive. This up-and-coming neighborhood is increasingly desirable with the new Active Living Center swimming facility nearby—perfect for families wanting walkable access to both downtown and this exciting amenity. You're steps from Alexis Park School, curling rink, bike track, Vernon Performing Arts Centre, and Recreation Centre. The main level features 3 bedrooms, full 4-piece bathroom, airy living room, and functional kitchen. Downstairs offers a spacious family room, large bedroom, and 3-piece bathroom, with side entrance providing independent access to both levels. The xeriscaped front yard requires minimal maintenance, while the fully fenced backyard is perfect for pets. Three storage sheds provide ample space for tools and equipment. Lane way access offers convenient parking, and the generous lot size could accommodate a larger garage or even a carriage house. Ready to move in and start making memories—book your private viewing today! (id:6769)

Utility room 12'4" x 13'1"

Storage 8'7" x 12'10"

Full bathroom 5'8" x 6'3"

Family room 12'7" x 27'4"

Bedroom 12'8" x 21'11"

Bedroom 11'2" x 11'8"

Bedroom 11'2" x 9'3"

Primary Bedroom 11'2" x 12'1"

Dining room 12'2" x 11'0"

Full bathroom 11'2" x 7'2"

Living room 12'2" x 18'6"

Kitchen 8'7" x 11'8"

Listing Presented By:



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<http://www.homesokanagan.ca/>



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