



## 3985 15 Avenue Vernon British Columbia

\$829,900

Excellent opportunity! This well-maintained rancher with walkout basement on a .35 acre lot, offers excellent space, functionality, and future potential. The main floor features a bright and spacious living area with large windows and a cozy fireplace, flowing into the dining and kitchen areas--ideal for everyday living and entertaining. Three bedrooms on the main level include a primary bedroom with ensuite and walk-in closet. The walkout basement adds versatile living space with a large family room & rec room, 1 additional bedroom, den, bathroom, and ample storage--perfect for guests, extended family, or potential suite options. A practical layout provides comfort and flexibility across both levels. Outside, enjoy a large backyard with plenty of room for gardening, play, and outdoor entertaining. The oversized double garage includes a workbench area, ideal for hobbies, projects, or extra storage, plus a wide driveway with room for additional vehicles, RV, or boat parking. Located in a great neighborhood, with a gate out of the backyard to access the Mission Hill park, school, walking trails which lead to Okanagan College and other outdoor recreation. This home offers solid value, great spaces, and an excellent opportunity to personalize to your taste. Come and view this incredible Vernon home today! (id:6769)

Storage 10'8" x 7'1"

Den 10'7" x 13'4"

Bedroom 14'2" x 13'6"

Family room 17'4" x 14'9"

2pc Bathroom 7'1" x 6'3"

Other 26'3" x 22'1"

Recreation room 12'11" x 14'2"

Workshop 9'6" x 6'10"

Bedroom 11'1" x 8'3"

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4pc Ensuite bath 7'5" x 4'11"

Primary Bedroom 12'1" x 11'5"

4pc Bathroom 7'5" x 6'11"

Laundry room 8'7" x 6'11"

Kitchen 11'2" x 10'5"

Dining room 11'2" x 9'2"

Living room 19' x 15'6"

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