



## 3806 35 Avenue 403 Vernon British Columbia

\$399,000

Experience top-floor living with a sense of arrival the moment you step inside. This three bedroom, two bathroom condo was built with longevity in mind and offers the kind of space, light, and ease that downsizers and busy professionals are increasingly seeking but rarely finding. Expansive mountain views frame the main living area, drawing your eye outward and giving the home a calm, confident presence. Laminate flooring sets a clean, modern tone, while the natural gas fireplace anchors the space with warmth and quiet sophistication. The layout is purposeful: well-separated bedrooms, a generous primary suite with ensuite, and a living area that invites conversation just as easily as it allows for solitude. The building itself supports a lifestyle of ease: elevator access, secure underground parking, and a dedicated storage unit that keeps life organized. Your daily rhythm becomes simpler with downtown amenities just a short walk away. Shops, cafés, and services are all close at hand, and the new Active Living Centre is steps from your door, offering fitness, recreation, and community engagement at your pace. This home is ideal for those ready to live with intention people who value walkability, comfort, and the assurance of a well-built building. It is a confident, spacious, top-floor retreat in an exceptionally convenient location. (id:6769)

4pc Ensuite bath 8'8" x 5'7"

Primary Bedroom 16'7" x 12'4"

Bedroom 16'9" x 10'

4pc Bathroom 8'9" x 6'6"

Bedroom 18'3" x 11'11"

Living room 13'11" x 17'9"

Dining room 10'9" x 9'10"

Storage 10'4" x 6'6"

Kitchen 12'6" x 8'11"

Listing Presented By:



Originally Listed by:  
Royal LePage Downtown Realty



**Royal LePage Locations West Realty**

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