

# \$1,199,000 - 6775 L&a Road, Vernon

MLS® #10336599

**\$1,199,000**

3 Bedroom, 1.00 Bathroom, 1,742 sqft

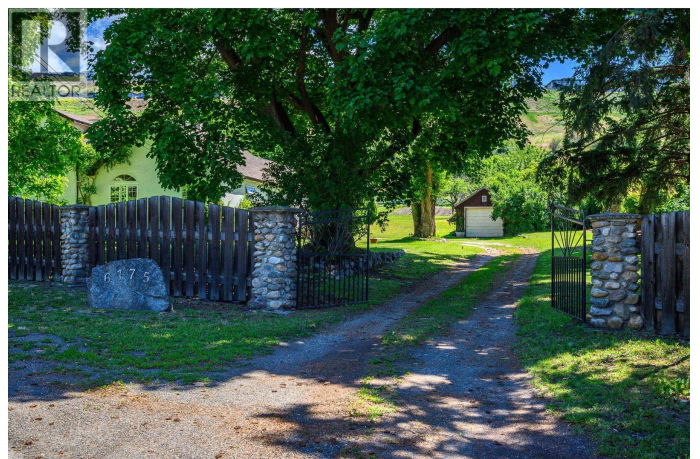
Single Family on 3.77 Acres

North BX, Vernon, British Columbia

This 3.77-acre property is a dream for hobbyists, entrepreneurs, and those seeking a blend of business potential and country living. The 34' x 31' heated shop is fully equipped with natural gas heating, 14-ft ceilings, dual 12-ft doors, 220-amp service, a concrete floor with a drain, and a built-in air compressor, plus a separate entrance and ample level parking, making it ideal for a workshop, storage, or small business. The land has also supported a successful farm gate sales business with large, irrigated gardens. Fully fenced and cross-fenced, it's ready for livestock with a two-stall barn, automatic waterer, riding arena, and multiple paddocks. Property backs directly onto the Grey Canal Trail which opens the opportunity to walk your dog, ride your bike or trail ride your horse right from your home! The charming country home is bright and welcoming, featuring a cozy living room with a floor-to-ceiling wood-burning fireplace, a formal dining room, and a country kitchen, with two bedrooms on the main floor and a private primary upstairs. Enjoy outdoor living with a spacious patio, hot tub, and firepit area, perfect for relaxing after a productive day. Located just minutes from Vernon, this property is packed with possibilities—whether for work, play, or both! (id:6289)

Built in 1946

## Essential Information



Listing #	10336599
Price	\$1,199,000
Bedrooms	3
Bathrooms	1.00
Square Footage	1,742
Acres	3.77
Year Built	1946
Type	Single Family
Sub-Type	Freehold
Style	Ranch

### **Community Information**

Address	6775 L&a Road
Subdivision	North BX
City	Vernon
Province	British Columbia
Postal Code	V1B3T1

### **Amenities**

Amenities	Recreation, Schools, Shopping, Ski area
Utilities	Electricity, Natural Gas, Telephone, Sewer, Water
Features	Private setting, Treed
Parking Spaces	1
Parking	Carport, Detached Garage
# of Garages	2
View	Mountain view

### **Interior**

Appliances	Refrigerator, Dishwasher, Range - Electric, Microwave
Heating	Wood Baseboard heaters, Stove, See remarks
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	2

### **Exterior**

Exterior	Stucco
Exterior Features	Rolling
Roof	Asphalt shingle

## Additional Information

Zoning                      Unknown

## Listing Details

Listing Office              RE/MAX Priscilla



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Listing information last updated on October 14th, 2025 at 3:17pm MDT