

# \$599,000 - 3708 25 Avenue, Vernon

MLS® #10356415

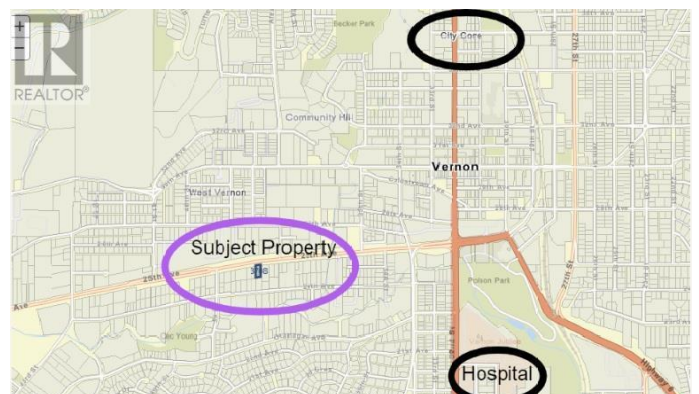
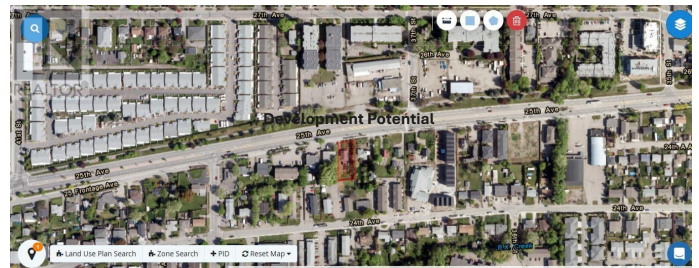
**\$599,000**

4 Bedroom, 2.00 Bathroom, 2,962 sqft

Single Family on 0.29 Acres

City of Vernon, Vernon, British Columbia

This 0.29-acre rectangular lot measuring 74.88 feet wide by 170 feet deep (12,831 square feet) offers outstanding potential following a recent zoning change to MUM (Multi-Unit: Medium Scale). This new designation allows for increased density and building heights up to 15 meters. Previously, the property had preliminary plans for a 3-storey, 6-unit row townhouse project, with each unit offering 2,200 square feet including a garage. However, with the updated zoning, a 12-unit condominium building with ground-floor or underground parking is now a viable option unlocking even greater value. The lot features a gentle front-to-back slope, making underground parking both feasible and cost-effective while optimizing the buildable height. Located in a rapidly evolving neighborhood, this is a rare opportunity to capitalize on Vernon's growing demand for multi-family housing. Photos of the original townhouse concept are available upon request. (id:6289)



Built in 1930

## Essential Information

Listing #	10356415
Price	\$599,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1

Square Footage	2,962
Acres	0.29
Year Built	1930
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	3708 25 Avenue
Subdivision	City of Vernon
City	Vernon
Province	British Columbia
Postal Code	V1T1P3

### Amenities

Amenities	Public Transit, Recreation
Utilities	Cable, Electricity, Natural Gas, Telephone, Sewer, Water
Parking Spaces	2
Parking	Additional Parking, Attached Garage
# of Garages	2

### Interior

Heating	Forced air, See remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

### Exterior

Exterior	Other
Roof	Asphalt shingle

### Additional Information

Zoning	Multi-Family
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### Listing Details

Listing Office	Coldwell Banker Executives Realty
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Listing information last updated on October 14th, 2025 at 8:31am MDT