

# \$649,000 - 3415 35 Avenue, Vernon

MLS® #10358350

**\$649,000**

4 Bedroom, 2.00 Bathroom, 2,265 sqft

Single Family on 0.32 Acres

City of Vernon, Vernon, British Columbia

Downtown charm, Income Potential, and walk-everywhere living! This well-kept home is in the Heart of Vernon! Step into a vibrant Vernon lifestyle where everything is at your doorstep. Perfect for first-time buyers wanting convenience and space for their growing family or the savvy investor seeking a high-demand rental location, this 2,200+ sq ft home blends character, comfort, and opportunity. Stroll to the Vernon Rec Centre, the Performing Arts Centre, shops, restaurants, parks, and cafes; or hop on a major bus route that is just steps away. Inside, the main floor glows with original hardwood floors in a bright living room, a warm country-style kitchen with loads of counter & cupboard space and an adjacent dining space, two generous bedrooms, and a full bathroom. The back porch with laundry opens to a fully fenced yard set up for outdoor living, complete with a covered BBQ patio and plenty of space for gardening. The lower level offers a self-contained two-bedroom, one-bathroom in-law suite, with a spacious living room, it is perfect for extended family or as rental income. A detached single garage, ample parking, extra storage and unbeatable walk-ability make this property a rare find. Whether you are starting your home-ownership journey or expanding your portfolio, this move-in ready home with a little bit of updates will make it your own. This home invites you to live, work, and play right in the heart of Vernon. (id:6289)



Built in 1956

## Essential Information

Listing #	10358350
Price	\$649,000
Bedrooms	4
Bathrooms	2.00
Square Footage	2,265
Acres	0.32
Year Built	1956
Type	Single Family
Sub-Type	Freehold
Style	Other

## Community Information

Address	3415 35 Avenue
Subdivision	City of Vernon
City	Vernon
Province	British Columbia
Postal Code	V1T2T5

## Amenities

Amenities	Golf Nearby, Public Transit, Airport, Park, Recreation, Schools, Shopping, Ski area
Parking Spaces	4
Parking	Detached Garage
# of Garages	1
View	City view, Mountain view

## Interior

Appliances	Refrigerator, Cooktop - Electric, Range - Gas, Washer/Dryer Stack-Up, Oven - Built-In
Heating	Forced air, See remarks
Cooling	Window air conditioner
# of Stories	1

## Exterior

Exterior	Stucco, Wood
Roof	Asphalt shingle

## Additional Information

Zoning Unknown

## Listing Details

Listing Office Real Broker B.C. Ltd



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