

# \$369,900 - 409 Hummingbird Avenue, Vernon

MLS® #10359476

**\$369,900**

3 Bedroom, 3.00 Bathroom, 2,007 sqft

Single Family on 1.00 Acres

Okanagan North, Vernon, British Columbia

Welcome to the beautiful lakefront community of Parker Cove! This well-maintained 3-bedroom, 2.5-bathroom home at 409 Hummingbird Avenue offers comfort, convenience, and a fully paid lease until 2043. Upstairs, youâ€™ll find the functional kitchen with good counter and cupboard space. The dining area is open to your south-facing living room which features a large picture window that fills the space with great natural light. The spacious main bedroom with 4-piece ensuite includes a shower, and a soaker tub. Upstairs is finished off with an additional 4 piece bathroom. Downstairs, you have a large family room with a cozy pellet stove that keeps your home warm during the winter months. Two additional large bedrooms, a laundry area, and a 2-piece bath complete the lower level. The property also includes an attached single-car garage and space for two additional vehicles in the driveway. The covered deck is great for outdoor entertaining when summer arrives, and the fenced backyard features a garden area, and youâ€™re just a short walk to the Okanagan Lake shore, the boat launch, and the community playground. Donâ€™t miss outâ€”call today to book your private showing! (id:6289)

Built in 1991

## Essential Information

Listing # 10359476



|                |                       |
|----------------|-----------------------|
| Price          | \$369,900             |
| Bedrooms       | 3                     |
| Bathrooms      | 3.00                  |
| Half Baths     | 1                     |
| Square Footage | 2,007                 |
| Acres          | 1.00                  |
| Year Built     | 1991                  |
| Type           | Single Family         |
| Sub-Type       | Leasehold/Leased Land |
| Style          | Split level entry     |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 409 Hummingbird Avenue |
| Subdivision | Okanagan North         |
| City        | Vernon                 |
| Province    | British Columbia       |
| Postal Code | V1H2A1                 |

### **Amenities**

|                |                 |
|----------------|-----------------|
| Parking Spaces | 1               |
| Parking        | Attached Garage |
| # of Garages   | 1               |
| Is Waterfront  | Yes             |
| Waterfront     | Other           |

### **Interior**

|              |                                                                     |
|--------------|---------------------------------------------------------------------|
| Appliances   | Range, Refrigerator, Dishwasher, Water Heater - Electric, Microwave |
| Heating      | Electric Baseboard heaters, See remarks                             |
| Cooling      | Window air conditioner                                              |
| Fireplace    | Yes                                                                 |
| Fireplaces   | Pellet                                                              |
| # of Stories | 1                                                                   |

### **Exterior**

|          |                 |
|----------|-----------------|
| Exterior | Vinyl siding    |
| Roof     | Asphalt shingle |

### **Additional Information**

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

## Listing Details

Listing Office      3 Percent Realty Inc.



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Listing information last updated on October 14th, 2025 at 8:31am MDT