

# \$441,500 - 3800 40 Avenue Unit# 49, Vernon

MLS® #10360109

**\$441,500**

3 Bedroom, 2.00 Bathroom, 1,237 sqft

Single Family on 1.00 Acres

Arbor Lee, Vernon, British Columbia

**SELLER WILL PAY REMAINING LEVY UPON COMPLETION! \$18K IN ADDED VALUE!!**

Stylish Townhome – Prime Location & many updates! Discover modern comfort and convenience in this thoughtfully updated 3-bedroom, 1 1/2-bath townhome at the highly sought-after Arbor Lee complex. Enjoy peace of mind with brand-new siding and windows, plus some fresh vinyl plank flooring & new paint throughout. The stunning brand new custom kitchen features contemporary finishes, full size stainless steel appliances, and the separate laundry even has a new washer and dryer for easy living. Electrical & plumbing were inspected & updated during the renovation. The primary bedroom is massive & features a 2 piece ensuite for your convenience. The largest style unit in the complex, it even features a rare crawl space - great extra storage. Enjoy the front deck with views and a storage shed. This tucked away jewel occupies the best location in the complex – private, peaceful, and just steps from scenic walking trails. The private rear area is a serene blank canvas waiting for your personal design – garden oasis, cozy patio, or quiet retreat. Move in ready and ideal for all ages & families, the layout flows effortlessly for comfort and adaptability. Location Highlights: Surrounded by nature – just moments from local trails and green space. Close to shopping, schools, and recreation amenities. A brand-new recreational center is currently under development nearby, boosting future



value and convenience. Whether you're a growing family seeking space and tranquility, or a pet-friendly household looking for functionality and community, this Arbor Lee home checks all the boxes. Bright, fresh, and ready to move inâ€”donâ€™t miss this rare opportunity! (id:6289)

Built in 1972

**Essential Information**

Listing #	10360109
Price	\$441,500
Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,237
Acres	1.00
Year Built	1972
Type	Single Family
Sub-Type	Strata
Style	Split level entry

**Community Information**

Address	3800 40 Avenue Unit# 49
Subdivision	Arbor Lee
City	Vernon
Province	British Columbia
Postal Code	V1T6S3

**Amenities**

Parking Spaces	1
Parking	Stall
View	City view, Mountain view

**Interior**

Appliances	Refrigerator, Dryer, Range - Electric, Washer
Heating	Electric Baseboard heaters
Cooling	Window air conditioner

# of Stories                    3

**Exterior**

Exterior                    Other

Roof                    Other

**Additional Information**

Zoning                    Unknown

**Listing Details**

Listing Office                    Royal LePage Downtown Realty



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