

\$1,100,000 - 3404 34 Avenue, Vernon

MLS® #10362355

\$1,100,000

5 Bedroom, 4.00 Bathroom, 3,567 sqft

Single Family on 0.23 Acres

City of Vernon, Vernon, British Columbia

Nature Lover's™ Dream Tucked away in the heart of downtown Vernon, this incredibly rare and never-before-listed 5-bedroom, 4-bathroom home offers a stunning blend of natural beauty, privacy, and convenience. Set against the tranquil backdrop of the bubbling Vernon Creek, this property is a true oasis. Step onto the expansive wraparound deck or relax at one of several peaceful outdoor sitting areas, thoughtfully positioned to take full advantage of the serene, nature-filled setting. Whether you're enjoying your morning coffee or winding down in the evening, this outdoor haven invites best of all. Inside, you'll be welcomed by a spacious open-concept dining area, flowing effortlessly into the kitchen and living room, complete with a cozy gas fireplace. A private office with glass doors provides a quiet workspace with direct access to the wraparound deck. Just steps from the kitchen lies the primary bedroom with ensuite, offering access to a charming pebble-stone patio for even more outdoor enjoyment. Upstairs opens to a generous landing/family room, leading to two oversized bedrooms. One features its own private deck overlooking the creek, while the other boasts a full ensuite. A second full bathroom completes this upper level. A private entrance leads to a beautifully appointed 2-bedroom suite, complete with its own deck, open-concept kitchen, dining and living areas, a full bathroom, and in-suite laundry. With an abundance of natural light, it's™ perfect as a mortgage helper, in-law



suite, or potential income-generating rental. The fully fenced backyard features a private gate and steps leading directly to the creek, providing a peaceful escape just moments from your back door. Located within walking distance to shops, restauraurants. Whether you're dreaming of a charming bed & breakfast, a multi-generational home, or a smart investment property... this is it. (id:6289)

Built in 2005

Essential Information

Listing #	10362355
Price	\$1,100,000
Bedrooms	5
Bathrooms	4.00
Square Footage	3,567
Acres	0.23
Year Built	2005
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3404 34 Avenue
Subdivision	City of Vernon
City	Vernon
Province	British Columbia
Postal Code	V1T2P9

Amenities

Utilities	Cable, Electricity, Natural Gas, Telephone, Water
Parking Spaces	5
Parking	Additional Parking, Attached Garage, Other
# of Garages	2
View	River view
Is Waterfront	Yes
Waterfront	Waterfront on creek

Interior

Heating	In Floor Heating, See remarks
Cooling	Central air conditioning
# of Stories	2

Exterior

Roof	Vinyl Shingles
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Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Coldwell Banker Executives Realty
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