

\$464,000 - 404 Hummingbird Avenue, Vernon

MLS® #10321411

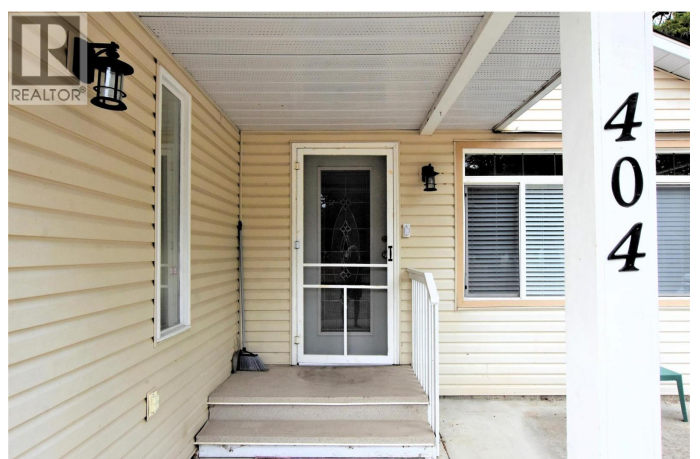
\$464,000

2 Bedroom, 2.00 Bathroom, 1,415 sqft

Single Family on 1.00 Acres

Okanagan North, Vernon, British Columbia

Welcome to 404 Hummingbird Ave Discover this beautifully updated & spacious rancher home located in the charming community of Parker Cove. This inviting residence features 2 bedrooms plus a den & 2 bathrooms, offering a perfect blend of comfort & style. As you enter, you'll be greeted by a bright & open living area that boasts vaulted ceilings and brand new hardwood flooring. The kitchen is equipped with an island and stainless steel appliances, making it ideal for both everyday meals & entertaining guests. The dining area is illuminated by a charming bay window, while the large living room features a cozy gas fireplace (requiring connection to the propane tank) for those chilly evenings. The master bedroom will easily accommodate a king-sized bed & offers a walk-in closet along with an en-suite bathroom for added privacy. At the front of the home, the den/office is bathed in natural light from its two large windows, providing an inspiring workspace or reading nook. This home is thoughtfully designed for wheel chair accessibility, including wide doorways, a roll-in shower & a lift from the garage into the main living area, ensuring ease of movement throughout the property. Additional features include a generous 4-foot crawl space for ample storage, an attached double garage, & recent updates such as a new furnace & hot water on demand (2021), a roof replacement (2016), & a newly replaced back deck (2020). Experience comfortable living in a serene environment. The home has



a CMCH-approved PREPAID LEASE to 2056
so one should be able to get a mortgage on
this home. (id:6289)

Built in 1991

Essential Information

Listing #	10321411
Price	\$464,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,415
Acres	1.00
Year Built	1991
Type	Single Family
Sub-Type	Leasehold/Leased Land
Style	Ranch

Community Information

Address	404 Hummingbird Avenue
Subdivision	Okanagan North
City	Vernon
Province	British Columbia
Postal Code	V1H2A1

Amenities

Amenities	Park, Recreation
Features	Level lot, Central island, Jacuzzi bath-tub
Parking Spaces	3
Parking	Attached Garage
# of Garages	2
View	Mountain view, View (panoramic)
Is Waterfront	Yes
Waterfront	Other

Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Washer
Heating	Forced air, See remarks
Cooling	Central air conditioning

Fireplace Yes

of Fireplaces 1

of Stories 1

Exterior

Exterior Vinyl siding

Exterior Features Level

Roof Asphalt shingle

Additional Information

Zoning Unknown

Listing Details

Listing Office RE/MAX Vernon



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 20th, 2025 at 7:01am PDT