

\$599,000 - 3708 25 Avenue, Vernon

MLS® #10356415

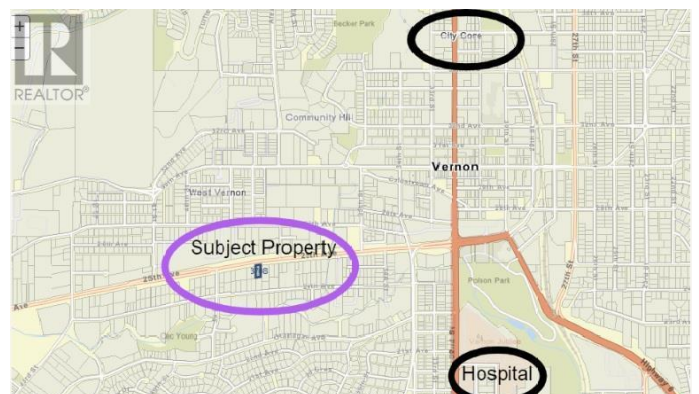
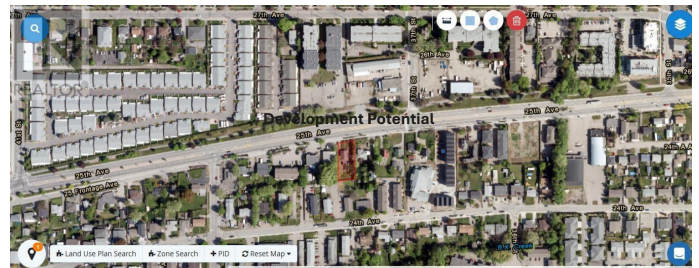
\$599,000

4 Bedroom, 2.00 Bathroom, 2,962 sqft

Single Family on 0.29 Acres

City of Vernon, Vernon, British Columbia

This 0.29-acre rectangular lot measuring 74.88 feet wide by 170 feet deep (12,831 square feet) offers outstanding potential following a recent zoning change to MUM (Multi-Unit: Medium Scale). This new designation allows for increased density and building heights up to 15 meters. Previously, the property had preliminary plans for a 3-storey, 6-unit row townhouse project, with each unit offering 2,200 square feet including a garage. However, with the updated zoning, a 12-unit condominium building with ground-floor or underground parking is now a viable option unlocking even greater value. The lot features a gentle front-to-back slope, making underground parking both feasible and cost-effective while optimizing the buildable height. Located in a rapidly evolving neighborhood, this is a rare opportunity to capitalize on Vernon's growing demand for multi-family housing. Photos of the original townhouse concept are available upon request. (id:6289)



Built in 1930

Essential Information

Listing #	10356415
Price	\$599,000
Bedrooms	4
Bathrooms	2.00
Half Baths	1

Square Footage	2,962
Acres	0.29
Year Built	1930
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3708 25 Avenue
Subdivision	City of Vernon
City	Vernon
Province	British Columbia
Postal Code	V1T1P3

Amenities

Amenities	Public Transit, Recreation
Utilities	Cable, Electricity, Natural Gas, Telephone, Sewer, Water
Parking Spaces	2
Parking	Additional Parking, Attached Garage
# of Garages	2

Interior

Heating	Forced air, See remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Other
Roof	Asphalt shingle

Additional Information

Zoning	Multi-Family
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Listing Details

Listing Office	Coldwell Banker Executives Realty
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Listing information last updated on October 20th, 2025 at 11:16am PDT