

# \$649,000 - 3415 35 Avenue, Vernon

MLS® #10358350

**\$649,000**

4 Bedroom, 2.00 Bathroom, 2,265 sqft

Single Family on 0.32 Acres

City of Vernon, Vernon, British Columbia

Downtown charm, Income Potential, and walk-everywhere living! This well-kept home is in the Heart of Vernon! Step into a vibrant Vernon lifestyle where everything is at your doorstep. Perfect for first-time buyers wanting convenience and space for their growing family or the savvy investor seeking a high-demand rental location, this 2,200+ sq ft home blends character, comfort, and opportunity. Stroll to the Vernon Rec Centre, the Performing Arts Centre, shops, restaurants, parks, and cafes; or hop on a major bus route that is just steps away. Inside, the main floor glows with original hardwood floors in a bright living room, a warm country-style kitchen with loads of counter & cupboard space and an adjacent dining space, two generous bedrooms, and a full bathroom. The back porch with laundry opens to a fully fenced yard set up for outdoor living, complete with a covered BBQ patio and plenty of space for gardening. The lower level offers a self-contained two-bedroom, one-bathroom in-law suite, with a spacious living room, it is perfect for extended family or as rental income. A detached single garage, ample parking, extra storage and unbeatable walk-ability make this property a rare find. Whether you are starting your home-ownership journey or expanding your portfolio, this move-in ready home with a little bit of updates will make it your own. This home invites you to live, work, and play right in the heart of Vernon. (id:6289)



Built in 1956

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 10358350      |
| Price          | \$649,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Square Footage | 2,265         |
| Acres          | 0.32          |
| Year Built     | 1956          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Other         |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 3415 35 Avenue   |
| Subdivision | City of Vernon   |
| City        | Vernon           |
| Province    | British Columbia |
| Postal Code | V1T2T5           |

**Amenities**

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | Golf Nearby, Public Transit, Airport, Park, Recreation, Schools, Shopping, Ski area |
| Parking Spaces | 4                                                                                   |
| Parking        | Detached Garage                                                                     |
| # of Garages   | 1                                                                                   |
| View           | City view, Mountain view                                                            |

**Interior**

|              |                                                                                       |
|--------------|---------------------------------------------------------------------------------------|
| Appliances   | Refrigerator, Cooktop - Electric, Range - Gas, Washer/Dryer Stack-Up, Oven - Built-In |
| Heating      | Forced air, See remarks                                                               |
| Cooling      | Window air conditioner                                                                |
| # of Stories | 1                                                                                     |

**Exterior**

|          |                 |
|----------|-----------------|
| Exterior | Stucco, Wood    |
| Roof     | Asphalt shingle |

## Additional Information

Zoning Unknown

## Listing Details

Listing Office Real Broker B.C. Ltd



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