

**1612 33 Street**  
Vernon, BC V1Y 6C2

**CENTURY 21**  
Assurance Realty Ltd.

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**MLS# 10303579**



**\$699,999**

**3 Bedrooms | 3 Bathrooms | 1,992 Sqft**

LIVE, RENT OR BOTH. Great opportunity and value for those looking for a mortgage helper or as an investment opportunity!!! SHORT TERM RENTAL POTENTIAL OF \$350/NIGHT & LONG TERM OF \$3,800/MONTH. This 3 Bedroom, 3 Bathroom home sits on a corner lot with alley access and has received multiple updates over the years. The large and bright eat in kitchen has a sky light and a ton of counter space, with stainless steel appliances and newer cabinetry. The main floor plan utilizes it's space with great flow from the kitchen through your sliding glass door out onto your deck and into your completely fenced-off, backyard area. A great configuration for pets and kids to get in and out of the house with a ton of grassy space to play. The detached garage is currently being used as a home gym and has power, heat and insulation. There are also two sheds for extra storage. The suite has a separate entrance with it's own dog run. This home is situated on the very edge of Vernon, less than 5 minutes to Kal beach and is seconds to the highway for a quick commute to Lake Country and Kelowna - only 25 minutes to the Kelowna Airport! Walking distance away from everything you would want to be close to such as multiple schools, shopping, dog parks, the hospital and much more. See supplements for more property features and highlights and potential



**C21 Assurance Realty**  
Phone: (250) 869-0101

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Office: (250) 869-0101

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