

#7 - 2200 40 Avenue



### Parkdale Place

Welcome to PARKDALE PLACE perfect for those 40+ who want to start living a maintenance-free lifestyle a little earlier & practice for retirement! This smaller complex of only 14 homes is a hidden gem - tucked away on a quiet cul-de-sac just a pleasant, level walk from downtown Vernon. Transit is available! Possession can be quick on this one-level home. Super floor plan offers lots of natural light! Master bedroom with full ensuite on one end and a second bedroom and full bath on the other! Great for the company! Eat- in kitchen with lots of cabinets! Full laundry with side x side washer and dryer and cabinets. Open dining and living room. Best of all, the wall-to-wall sliding glass doors open to your very private covered patio with convenient outdoor storage. Fenced private yard with irrigation. Do some gardening if you are inclined! Covered parking for two - all level access. Guest parking.





## Specifications

MLS® #  
10253646

Year Built  
1992

Total Square Footage  
1120 sq. ft.

Bedrooms  
2

Strata Fees  
305

Strata Inclusions  
Contingency Reserve, Water, Sewer, Road maintenance and snow removal, Landscaping

Services  
Services Available, Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water

School District  
22

Neighborhood  
[Harwood](#)

Home Size

Main Level  
1120 sq. ft.

Bathrooms  
2



## Features

### THE HOME

- One level no stairs convenience! 1120 sq. ft. with open floor plan – good natural lighting!
- Natural gas forced air heating and central air
- Newer hot water tank
- Covered parking for two vehicles – completely level
- Bright kitchen with European style cabinets, range, fridge, dishwasher
- Large laundry room with side by side washer and dryer and extra cabinets
- Master bedroom with generous mirrored closets and ensuite with tub/shower
- Second bedroom and full bath with tub/shower
- Open dining – living room has wall to wall sliding glass doors that fill the home with light and open to the very private patio and yard
- Covered patio with convenient storage
- Fully fenced and irrigated private backyard
- Do some gardening if you are inclined!



