

1801 50th Avenue, Vernon, BC



The perfect floor plan for your growing Family! Space on main level for everyday living, three bedrooms and two bath on the quiet upper level and when the children need more space, there are two bedrooms and a full bath and family room in the fully finished lower level! The spacious 'great room' opens right to the covered patio and huge fenced yard! Safe and ready for children and pets! Vaulted ceilings, cozy gas fireplace in the living area, generous dining space and a bright white kitchen with quartz counters, pantry, computer desk, and island! Lots of natural light! Casual entrance from the double garage to the mudroom and laundry and a gracious foyer with guest bath at the main entry! Up the staircase to open upper landing and lovely primary bedroom with 4 pc ensuite and walk-in closet! Two bright children's bedrooms and main bath with tub/shower. The finished lower level offers 2 more bedrooms, full bathroom, and large rec room. Cornerstone Village is a newer neighborhood bordering BX creek and trail! So convenient with north end shopping and major mail just blocks away! Transit available too!





Specifications

MLS® # 10286943	Neighborhood Vernon
Year Built 2018	Zoning R4
Lot Size 0.10 acres	Lot Frontage 42'
Lot Depth 106'	Home Size
Total Square Footage 2708 sq. ft.	Main Level 932 sq. ft.
Upper Level 936 sq. ft.	Lower Level 840 sq. ft.
Bedrooms 5	Bathrooms 3.5
Taxes \$4,251.63 (2023)	
Services Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water	
School District SD22	



Features

THE LOCATION

North end of Vernon, close to many amenities including the BX Creek walking trail, BMX park and the Anderson Way shopping area that includes Wal-Mart, Best Buy and many others. Close to bus stops for easy transit access.

THE PROPERTY

- Fully fenced corner lot near end of cul-de-sac.
- Concrete patio with gas hook up for BBQ

THE HOME

- Built in 2018 – with warranty to 2028
- Hardi plank & stone finish exterior
- Asphalt shingle roof
- Natural gas forced air heating system and central air and auxiliary electric baseboard in the lower level.
- Double garage and driveway
- Custom blinds through out

MAIN LEVEL

- Bright open concept living area incorporates kitchen, living and dining areas.
- Access to covered patio and fully fenced yard – off of living room.
- Custom brick gas fireplace
- Large, tiled foyer with half bath
- Kitchen with stainless steel appliances, quartz counters, under cabinet lighting, island with seating & pantry. Built in desk in the kitchen – great for a computer or homework!
- Tiled mudroom/laundry room doubles as casual entrance from the garage.

UPPER LEVEL

- Open staircase to the upper landing that overlooks the main floor below.
- Large Primary bedroom with walk in closet and ensuite with double vanity and walk in shower.
- Two bright children's bedrooms with generous closets.
- Main bath features tub/shower combination

LOWER LEVEL

- 2 bedrooms with closets
- Large family/games room
- Full bathroom



