

1527 40 Street
Vernon, BC



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MLS# 10371012



\$819,000

4 Bedrooms | 3 Bathrooms | 2,061 Sqft

Welcome to 1524 40th Street a spacious and versatile home in a desirable Vernon neighbourhood, offering panoramic views and excellent income potential. This well-maintained property features 4 bedrooms plus a den and 3 full bathrooms, thoughtfully divided into two self-contained living spaces. The main floor offers 3 bedrooms and 2 full baths, perfect for families or long-term tenants. The current upper-level tenants are on a fixed-term lease until summer 2026, paying \$3,200 per month plus utilities, providing stable income for the new owner. The lower-level suite includes 1 bedroom plus a den and 1 full bath, and is vacant and ready to rent or owner-occupied ideal for extended family, guests, or generating additional revenue. A standout feature of this home is the professionally divided double garage, providing independent single-car garages for both the upper and lower suites. Whether you're an investor seeking a turn-key rental property or a homeowner looking for a versatile mortgage helper, 1524 40th Street offers comfort and flexibility. (id:17834)



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