

# \$464,000 - 404 Hummingbird Avenue, Vernon

MLS® #10321411

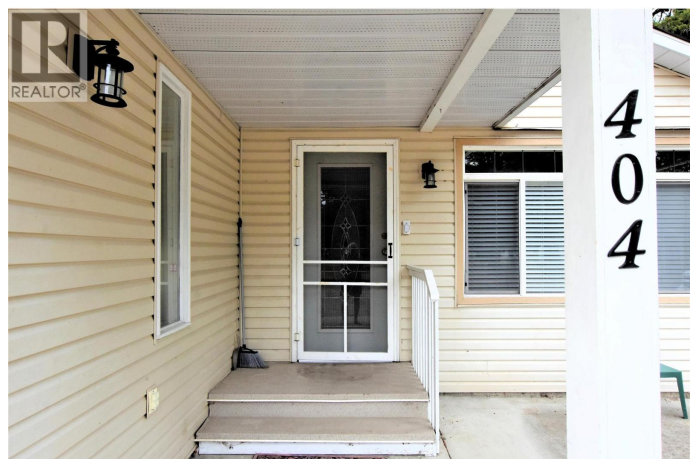
**\$464,000**

2 Bedroom, 2.00 Bathroom, 1,415 sqft

Single Family on 1.00 Acres

Okanagan North, Vernon, British Columbia

Welcome to 404 Hummingbird Ave Discover this beautifully updated & spacious rancher home located in the charming community of Parker Cove. This inviting residence features 2 bedrooms plus a den & 2 bathrooms, offering a perfect blend of comfort & style. As you enter, you'll be greeted by a bright & open living area that boasts vaulted ceilings and brand new hardwood flooring. The kitchen is equipped with an island and stainless steel appliances, making it ideal for both everyday meals & entertaining guests. The dining area is illuminated by a charming bay window, while the large living room features a cozy gas fireplace (requiring connection to the propane tank) for those chilly evenings. The master bedroom will easily accommodate a king-sized bed & offers a walk-in closet along with an en-suite bathroom for added privacy. At the front of the home, the den/office is bathed in natural light from its two large windows, providing an inspiring workspace or reading nook. This home is thoughtfully designed for wheel chair accessibility, including wide doorways, a roll-in shower & a lift from the garage into the main living area, ensuring ease of movement throughout the property. Additional features include a generous 4-foot crawl space for ample storage, an attached double garage, & recent updates such as a new furnace & hot water on demand (2021), a roof replacement (2016), & a newly replaced back deck (2020). Experience comfortable living in a serene environment. The home has



a CMCH-approved PREPAID LEASE to 2056  
so one should be able to get a mortgage on  
this home. (id:6289)

Built in 1991

### Essential Information

Listing #	10321411
Price	\$464,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,415
Acres	1.00
Year Built	1991
Type	Single Family
Sub-Type	Leasehold/Leased Land
Style	Ranch

### Community Information

Address	404 Hummingbird Avenue
Subdivision	Okanagan North
City	Vernon
Province	British Columbia
Postal Code	V1H2A1

### Amenities

Amenities	Park, Recreation
Features	Level lot, Central island, Jacuzzi bath-tub
Parking Spaces	3
Parking	Attached Garage
# of Garages	2
View	Mountain view, View (panoramic)
Is Waterfront	Yes
Waterfront	Other

### Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Washer
Heating	Forced air, See remarks
Cooling	Central air conditioning

Fireplace Yes

# of Fireplaces 1

# of Stories 1

## Exterior

Exterior Vinyl siding

Exterior Features Level

Roof Asphalt shingle

## Additional Information

Zoning Unknown

## Listing Details

Listing Office RE/MAX Vernon



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Listing information last updated on October 13th, 2025 at 2:01am PDT